The Guide
resident
August 2017
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The stately mansion that has inspired change in BECKENHAM

KT Tunstall's comeback at OnBlackheath

No place like home

Celebrating the best in classic British design

Simple ways to add summer glow to your home

There is never a bad time to freshen up your home or change things around, but summer time is great for making changes. This is because you can add a real glow to your home that captures the mood of the season, creating a fantastic atmosphere around your property. It is possible to add a summer glow to your home and these simple steps will really make a difference at home.

Use a summer fragrance

It is easy to see why so many people focus on the visual aspect of styling a home but by using different senses, it is possible to create a fresh and strong atmosphere. If you add a summer fragrance to your home, perhaps with a citrus feel, your home will feel fresh even if your eyes are closed. You should also look to allow as much fresh air into your home as you can during the summer, and a combination of fresh air and light tones will create a summer vibe, no matter what the weather is like outside.

You will also find that adding flowers to your home is a brilliant way to brighten up a property and give it a fresh style. Choosing bright and colourful flowers can transform even dark or gloomy rooms.

Choose the right colours

If you are looking to decorate or add a splash of colour to your home, make sure you choose the right colours. There are many recommended colours when you are keen to create a summer vibe but you should also think about what colours say summer to you, and there are a few options.

Yellow is a colour that many people associate with summer because it is the colour of the sun and beaches. You'll also find that many people opt for green because this is a colour of vitality, energy, plants and life. For other people, blue may reflect clear skies and the ocean or a swimming pool, so this can be the ideal choice for people looking to create a summer mood at their home.

Try to allow as much natural light in

When it comes to summer time, natural light makes a big difference. This means you should look to have your windows open with curtains pulled back and all objects blocking the light coming in removed from the window areas. You should also consider localised lighting as opposed to having one major light on in a room.

Have a sense of fun with fabrics

For a lot of people, summer time is a fun time of year and this is reflected in their choice of fabrics or the look they try to create at home. You'll find that animal style prints, such as a leopard print are very popular in summer. These materials are often very fun to touch as well so it creates a more laid back atmosphere in a room.

When it comes to creating a sense of summer in a room, a lot will depend on your own perception of summer. This means you should consider the option that is best for your needs. However, no matter what you consider to be the ideal summer style, there will be ways that you can implement it in your home without spending too much time or money on the process. Also, remember to use the full range of senses to best create the summer atmosphere.

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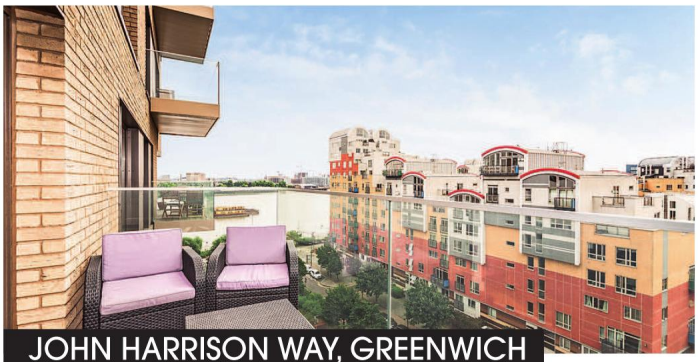

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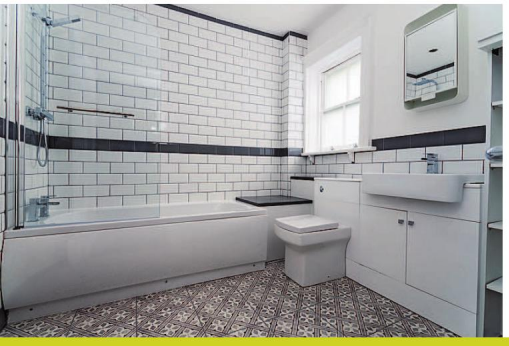

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Letter from the EDITOR

Disclaimer alert: I live in Beckenham, so naturally I will sing its praises till the cows come home. I moved here over a decade ago, at the time a Surrey boy through and through, so I had to be convinced Kent was the place for me – but as soon as I saw those green parakeets swooping around in the sky, I was won over.

So it may not come as a surprise to you to see a Beckenham special within these pages, but I assure you the original idea was not mine. You see, there's quite a lot of hype building around the transformation of Beckenham Place Park's stately mansion, which is being turned into a community hub this area hasn't seen for quite some time. It looks and sounds fabulous, but interestingly not everyone is happy, particularly the area's keen golfers who saw it as their meeting spot. You can't keep everyone happy.

Beckenham Place Park is certainly one of the area's landmarks – we do have a few I am proud to say – and we have gone all patriotic on a grander scale this month. Given what's been happening in this country over the past year, describing yourself as a proud Brit can, ridiculously, be taken the wrong way. Well, I am, and this month we celebrate the little design eccentricities that you will find in many a British home, plus also highlight the designers du jour and what we can expect from them this season.

Put simply, I wouldn't want to live anywhere else...

Mark Kebble, Group Editor
Mark.Kebble@archant.co.uk

This month we like...

#TheThames - full to the brim! Great view from #TheYacht pub in #Greenwich

#Brunch with a view at @Bokan #CanaryWharf

Hands up if you love @JamCircus in #Brockley?

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ELANOR TRAVERS (HAIR) AND ERIN FULLER (MAKE UP), GINA CONWAY PRIVÉ; GINACONWAYPRIVE.COM. PHOTO BY TOM DUNKLEY

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Distributed in Greenwich, Blackheath and surrounding areas

OTHER SIDE

Festival favourite KT Tunstall prepares to party at OnBlackheath

Words MADELEINE HOWELL

Singer-songwriter and musician KT Tunstall burst into the public consciousness in the early Noughties with her distinctive, genre-defying songs, influenced by indie, rock and folk. Like me, you may well fondly remember her early hits *Suddenly I See*, *Other Side of the World* and *Black Horse and the Cherry Tree*. Since then, she's won a BRIT award, and has received both GRAMMY Award and Mercury Prize nominations, as well as penning songs for film and television. In 2010, her album *Tiger Suit* saw her experiment with electronic dance music in Berlin. Her subsequent records *Invisible Empire // Crescent Moon* (2013) and *KIN* (2016) reflect Californian influences, and her successful partnership with powerhouse producer Tony Hoffer.

But although she now lives across the pond by the tranquil Venice Beach, when we catch up, an excitable Tunstall is here in London preparing for her set at Glastonbury. She's back in the UK for the duration of the festival season, she tells me – during which she will be performing pretty much every weekend until OnBlackheath in September, where she will join The Libertines, Travis, Jake Bugg, De La Soul and Kate Tempest.

'Festivals are my default setting,' she tells me. 'They're my most comfortable environment when it comes to playing shows.' Having been lucky enough to see her play a crowd-pleasing set at Secret Garden Party a few years ago, I have to agree. 'I loved that!' she exclaims. 'I was glad I played at 4.30 that day because I was able to go and just have an absolutely crazy night afterwards. I really feel that [festivals] suit my music, my style, and my vibe,' she says. 'I love feeling a connection. It's a very liberating experience for people to hear music that way. At OnBlackheath you get this really stark juxtaposition of urban life clashing with a more rural experience.' For Tunstall, OnBlackheath is set to be a grand finale that she says will be all about getting out in the open one last time, 'making loads of noise and having a knees up. It's going to be loud, it's going to be high energy, and it's going to be a good laugh'. ▸

of the WORLD

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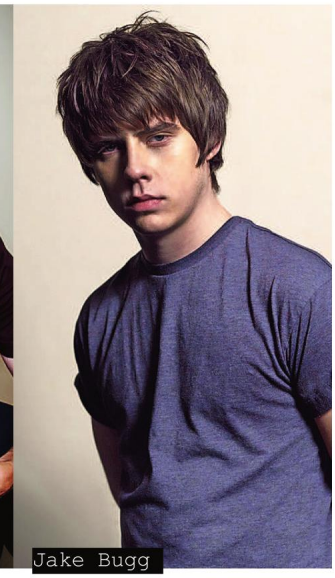
Revellers can expect a full band, with Tunstall joined on stage by 'Denny the drummer and Reg the bass player,' as well as talented new band member Hinako, a singer and keyboard player.

What else can we expect? 'We'll definitely be doing a fun Eighties throwback cover, which I'm very excited about,' she hints. 'Then, it's about having a real party – and an opportunity to play the biggest tunes in the back catalogue.'

Despite a jam-packed festival season, the star is also hoping to find time to make music in the studio this year. 'I'm going to be working with Nick McCarthy, formerly of Franz Ferdinand,' she enthuses. 'He's a brilliant musician and I want to make quite a raw record. I get a gut instinct and it's different every time. There are so many different kinds of music that I enjoy and I just love exploring them. I definitely want to play an electric guitar a bit more on this one.' With such a hectic working schedule, it's no wonder Tunstall treasures her downtime in California – but now, she's grown to appreciate the city from afar. 'I kind of fell out of love with London living here,' she admits. 'But now that I live in LA I love coming back. It's the things you can do – being able to go to an exhibition, an incredible play, or an underrated movie in an arts cinema. There's fantastic corners of London that offer new pathways of thought that maybe you haven't gone down before, and I really appreciate that. But it's a 24/7 job doing what I do and it's very easy to burn out. I was finding it very hard to get a balance between working and taking time out – and Venice Beach is very conducive to recuperation time. Maybe a little too conducive!' she laughs.

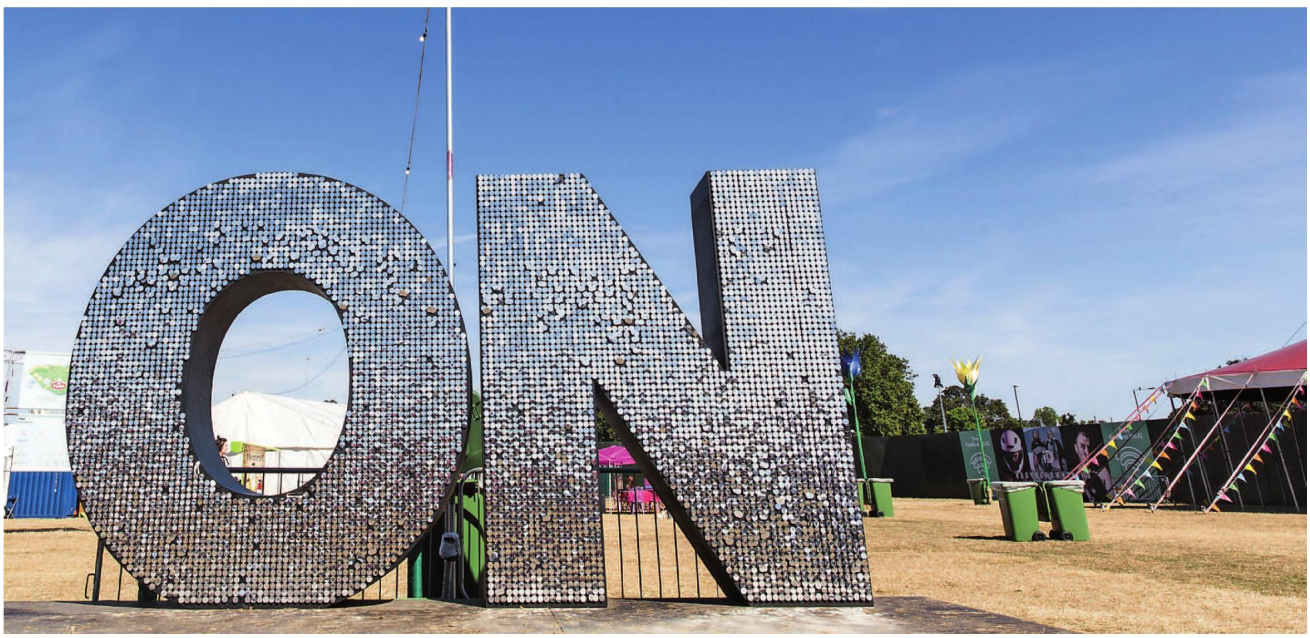
The Libertines


Jake Bugg

Making loads of noise and having a knees up. It's going to be loud, it's going to be high energy, and it's going to be a good laugh

Here at *The Guide resident* HQ, we're happy to have her back, for now at least – and we can't wait for her to bring her infectious personality and festival-friendly sounds all the way to SE3… r

Visit onblackheath.com to book tickets



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ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

YOU'RE HAVING A LAUGH

Book now for the Greenwich Comedy Festival at the National Maritime Museum

The Greenwich Comedy Festival returns for its ninth year at the National Maritime Museum from 13-17 September with a series of shows starring stand-up legend Alan Davies (pictured), *Mock the Week* host Dara O'Briain, *Live at the Apollo* regular Sara Pascoe, Adam Hills (Channel 4's *The Last Leg* host) and many more. It's the perfect way for comedy lovers to round off the summer on a hilarious high with award-winning comedy in a classic Big Top, set against the iconic UNESCO buildings of Royal Greenwich.

National Maritime Museum, Greenwich SE10 9NF; greenwichcomedyfestival.co.uk

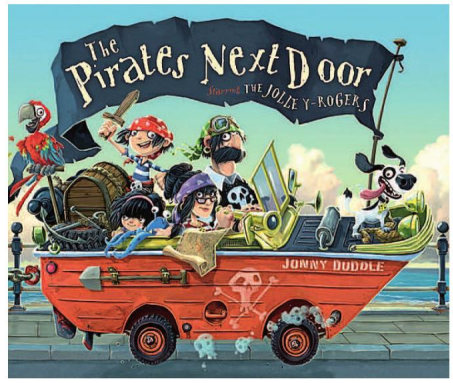
GET INTO THE SPIRIT

It's fair to say Londoners have a love/hate relationship with the Notting Hill Carnival these days, but there's no denying every year we remain dazzled by the colour and imagination on show. Perhaps now more than ever is a time when the community needs to come together from 27-28 August.

KNIVES ARE OUT

A ploughman and his wife live a simple existence in a pre-industrial time, until the hated local miller ensnares them in a struggle of knowledge, power and attraction. David Harrower's haunting and poetic *Knives in Hens* established him as one of the UK's leading playwrights, and multi-award winning director Yaël Farber brings her distinctive style to this tense, modern classic, opening at the Donmar Warehouse on 17 August.

donmarwarehouse.com



Fantasy meets reality

The worlds of *Cat in the Hat, Alice in Wonderland* and *The Gruffalo* will be brought to life in Foyles Storybox Festival this summer, with free events for all the family from Saturday 15 July-Sunday 13 August. This year's celebration of stories will also examine the big issues tackled by leading young adult writers and their readers. Immersive experiences are at the heart of the programme, which includes a unique performance from the stars of acclaimed interactive production *Adventures in Wonderland*.

foyles.co.uk/Storyboxfestival2017

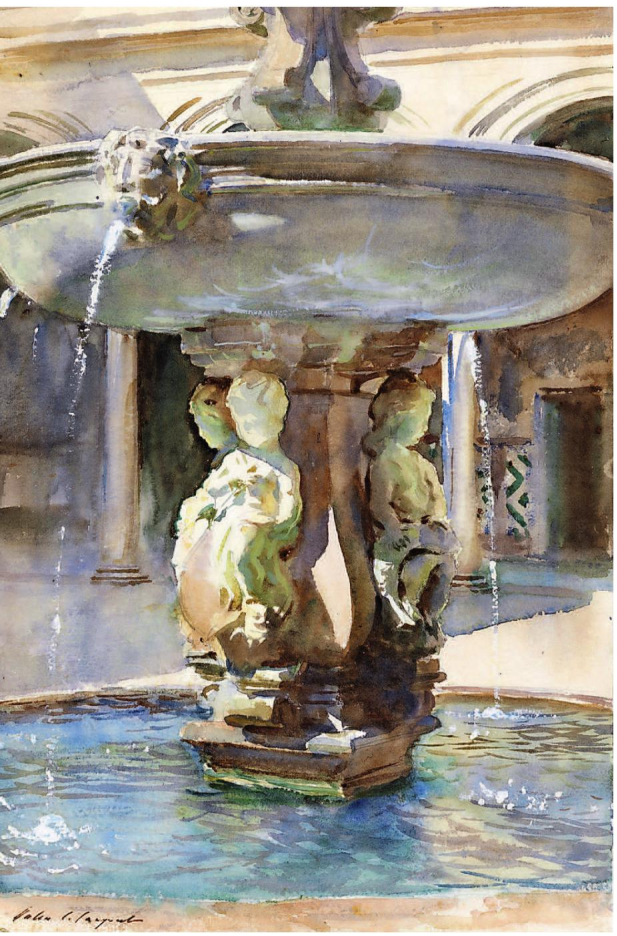
ARENA

EXTRA ORDINARY

This summer, Somerset House's Terrace Rooms will transform into the HQ of The Learned Society of Extra-Ordinary Objects, a fictional society inspired by the real history of Somerset House. The Society's recreated 'Club Room' will set the scene for a unique design exhibition centred on imagination, narrative and storytelling involving 30 designers.
Until 3 September.
somersethouse.org.uk

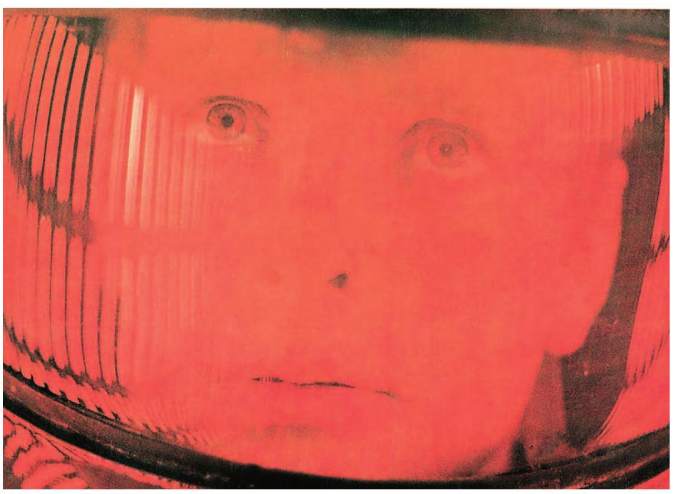
SELF CENTRED

The Saatchi Gallery #SelfExpression Competition invites creatives to turn their gaze away from the self to document the world and those around them, with the chance to win a solo exhibition at the Saatchi Gallery. See saatchigallery.com/selfexpression for more.



Water show

Dulwich Picture Gallery present the first UK show in nearly 100 years devoted to watercolours by the American artist, John Singer Sargent. Renowned as the portraitist of his generation, Sargent also devoted time to developing his watercolours, which dazzle with light and colour, demonstrating a technical brilliance and striking individuality.
Until 8 October; dulwichpicturegallery.org.uk



ANOTHER DIMENSION

From 25-27 August, The Barbican is hosting its first-ever outdoor, on-site cinema surrounded by the Centre's dramatic architecture, complementing the major exhibition *Into the Unknown: A Journey through Science Fiction*. Featured films include Stanley Kubrick's defining masterpiece *2001: A Space Odyssey* (1968).
For full listings visit barbican.org.uk

RAYE of SUNSHINE

We meet the south Londoner you will all have heard of

Words DOMINIQUE REGALADO

Bringing a unique sound, south London native Raye is becoming a force to be reckoned with. Only 19, she is the UK's hottest newcomer and fans love her unapologetic attitude. She knows what she wants and she's not taking no for an answer.

Following the collaboration with Jax Jones on the huge hit *You Don't Know Me* and Jonas Blue's *By My Side*, Raye is taking the industry by storm. With new single *The Line* and two EPs having done brilliantly, the singer-songwriter has been streamed over 100 million times and is quickly becoming a name to recognize and listen to.

Raye's songs are described as full of character with unmistakable swagger and fans are discovering that. 'I'll experiment with sounds I love and songs I love. It's pop music with an R&B feel, and slightly pushing boundaries. But I have no idea, if I was to label it, how I would,' she states. The British singer turned popstar is due to perform in a variety of UK festivals this summer, including Lovebox, Love Saves the Day, and the Sundown festival, so maybe there will be plenty of opportunity to make a decision on her sound for yourself.

I grew up in the church and I was always singing in the choir

Growing up in Croydon, Raye began songwriting early and soon fell in love with singing too. 'I had musical parents and a musical family,' she says. 'I grew up in the church and I was always singing in the choir. I started writing early – kind of like really rubbish Christmas songs, songs about people and things that are interesting and personal to girls.'

Raye's newest track, *The Line*, is inspired by the first time she went to a club, in which she waited in line before being turned away at the door. 'I remember taking ages to get ready. I put on my favourite clothes, my favourite trainers and I was with all my best friends. We got in line to this club that I was so excited to go to,' she recalls. 'We were in the line for about an hour and a half. We got to the door and the bouncer was like, "No, not today". I just looked around and got the memo that all girls were in a tight dress and high-heels. Like, oh, girls have to look this way meanwhile men are waltzing in wearing jeans. [*The Line*] was an expression about how wrong and outdated that was.'

It's hard to believe the pop artist is so down-to-earth. When asked how it felt to be so successful at such a young age, Raye says: 'It's funny because I don't really look at it that way. I don't know why, but I feel like I have so much more to achieve. I feel like I haven't been successful yet, which is really weird, but it is incredible.'

The star's musical parents shaped her love for music. 'I used to watch my dad write songs and be like I'm going to do that. I started practicing really early, which is why, I guess, I'm quite young. Without them, I don't know if I'd be the person I am today.'

Raye attended the Brit School, where she revealed the enjoyment of her time there, the professors she met and the students that inspired her. 'It gives you a little taste of the industry. Everybody's really talented, everyone's competitive. The teachers are amazing, I learned some incredible things. I think I definitely did the right thing by going. It really helped me – more than ever – and I left thinking, yes, this is definitely what I want to do.' r

See more at raye-music.com

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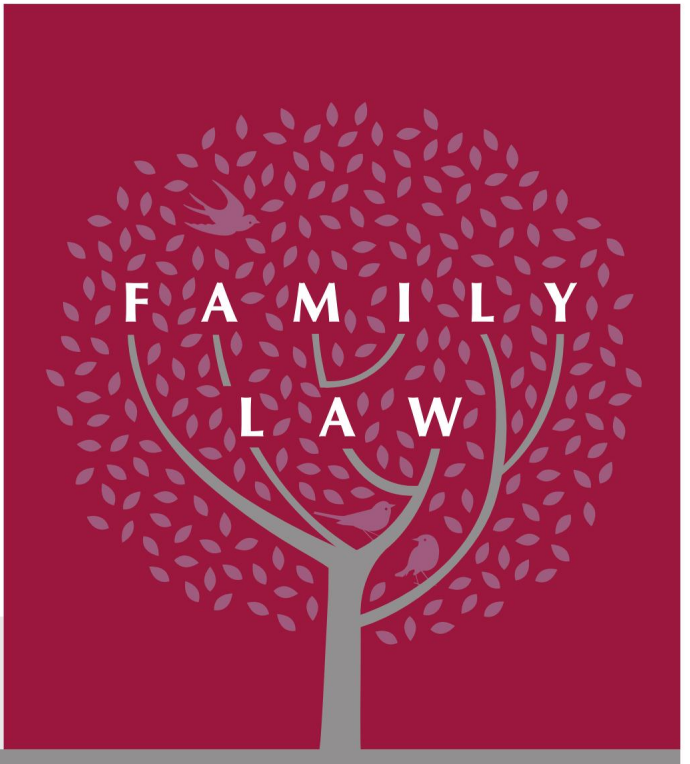

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JENNY ECLAIR

Writing a love letter to London

Last month I wrote about how shocked I was at touching down at Heathrow after a flight home from Melbourne to find Theresa May had called an election. As I write, the results of that election have just dawned and I can't say I'm surprised.

I am not a political heavyweight – I'm quite stupid at times – but I've been in show business for a very long time and I know 23-year-old PR girls in light entertainment who could have handled a better election campaign than May did.

Seriously, the number one rule of any campaign is don't piss off your fans, so who was it that advised her to bang on about dementia tax and the withdrawal (for some) of the winter fuel allowance, when her fan base are mostly pensioners?

As they say, you reap what you sow, literally. Up until calling this election, the worst thing May had ever done was to run though a wheat field (not even naked – yawn). I think she's managed to top that now and I'm glad the British public punished her.

London is very dear to me, I don't think there's anywhere quite like it and I wouldn't want to live anywhere else, but I have to admit that I felt sick driving back into town after a gig in St Albans on the 3 June as news of the Borough Market attack broke. We could hear the sirens from several miles away, and passing King's Cross we witnessed fleets of ambulances leaving for London Bridge.

The mixture of sadness and rage that these atrocities invoke is very hard to deal with, and whilst it's all very well for those of us to 'get on with our lives as normal', for some people this is impossible.

Sometimes it's hard to remember that London is the best place in the world, but one of the things that has cheered me up over the last month has been the bumper crops of roses that have bloomed across the city, in posh gardens and well tended parks, but also on wasteland and railways sidings. Everywhere you

look there are great big droopy headed cream ones, tightly furled up red ones, little frilly pink ones, so many varieties, so many shades and shapes. I find the yellow ones tend to have the most scent, but they're all glorious, and while everything else is a bit doomy, it's nice that Mother Nature is trying her best.

Other 'reasons to be cheerful' include Wayne Thiebaud's glorious little exhibition at the White Cube Gallery in Masons Yard. Thiebaud is in his 90s and still painting up a storm, whilst over at the Serpentine Grayson Perry has got this summer's crowd pleaser, the cheekily titled *The Most Popular Art Exhibition Ever!* Who can resist?

Oh and I've got a new book out, it's a collection of 24 short stories, gathered under the title *Listening In* – none are more than ten pages long and some have been broadcast on R4, but there's a big chunk of new ones. I've also illustrated them, with variable results: let's just say, if there were a prize for the most anatomically incorrect drawing of a budgie, I'd probably win it. r

Follow @jennyeclair

Beckenham Place Park

PARK LIFE

It's all happening in Bowie's old stomping ground of Beckenham...

Words NIKKI SPENCER

With Beckenham Place Park's 18th century mansion now open to the public and the grounds set to be restored to their former Georgian glory, along with a Bowie festival, sell-out comedy nights and retro fairs, there's a bit of a buzz around BR3.

'It does feel like the building has woken up again and it is very exciting to see,' enthuses Sydney Thornbury, who is responsible for breathing new life into the Grade II listed former family home of John Cator, who built Blackheath's Cator Estate.

The imposing grey stone mansion stayed in the Cator family until the early 20th century and was then used as a sanatorium, a boy's school and most recently as a clubhouse for the park's public golf course, which closed last year. It has now re-opened as an arts, cultural and community centre, run by the people behind Peckham's Bussey Building. Over 2,500 people flocked to an official opening day earlier this year and explored the grand upstairs rooms, complete with ornate ceilings and Georgian fireplaces. ▸

Left to right: Beckenham Public Hall, yoga and sewing will play a big role at Beckenham Place Park's mansion, and vintage finds at So Last Century

Alongside ten artists studios there is now a yoga/ Pilates and wellbeing centre run by Studio Kooks, Know How You sewing school and craft workshops from Splatter Make, plus a café from community based events company Pexmas, who are planning supper clubs and a monthly food market.

'It's an absolutely fantastic building and it has a wonderful energy,' says Thornbury, who was previously responsible for the rescue and turnaround of Blackheath's Conservatoire. 'The mansion is hidden away from the road so some people have only recently discovered it is here and they are delighted to find so much going on.

'The park is a bit of a well kept secret,' she adds. 'It's actually 98 hectares, which is bigger than Greenwich Park, and I believe it will become a destination point for people in the way that Hampstead Heath and Blackheath are.'

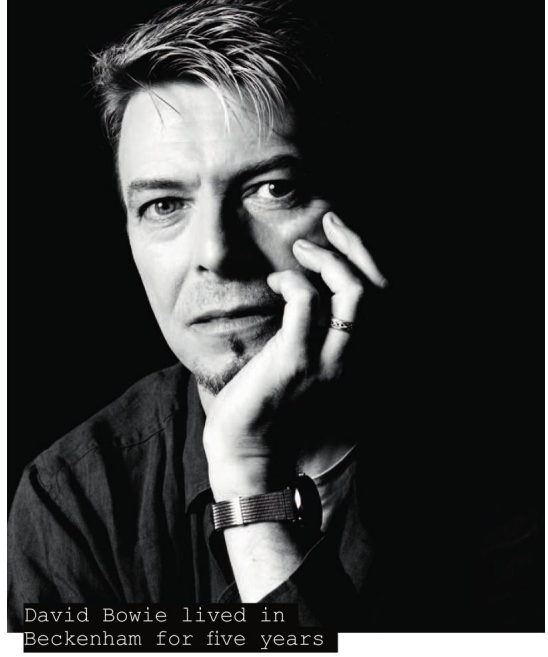
At the end of last year Lewisham Council, who own the park, were awarded £8.5 million in lottery funding to extensively restore the Georgian landscaping, including re-instating the original lake, which will be used for wild swimming and boating, restoring the pleasure gardens, courtyard and carriage drive and converting the listed stables into a café and visitor centre. The long-term future of the mansion, which is in need of restoration, is yet to be decided.

Future events being planned include a swing jazz picnic concert, and on Saturday 2 September Bromley Family Film Club, which launched in 2015, is hosting a day long free film festival, which is followed by an outdoor bicycle-powered film screening.

And it's not just in Beckenham Place Park where things are happening. Back in September 2015 comedian Jody Kamali launched the Beckenham Comedy Cabaret in St George's Church Hall and he's quickly built up a loyal following for his mad-cap monthly nights, which have included Harry Hill of *TV Burp* fame.

Beckenham Comedy Club

EDWARD MOORE; PAT POPE



David Bowie lived in Beckenham for five years

'The kind of acts I put on are very childlike and people really feel they can let go and enjoy themselves,' explains Kamali, who also runs events for kids and is currently taking his children's show *The Topsy Turvey Hotel* to Edinburgh Festival.

David Bowie lived in Beckenham for five years and on 12 August his connections with the town will be celebrated at the second Bowie's Beckenham Oddity Festival. In August 1969 Bowie organised, and played at, the Beckenham Free Festival at Croydon Road Recreation Ground and the family friendly happening, with live renditions of Bowie songs, food and drink and market stalls, will commemorate that event and raise money to restore the bandstand where he performed.

The mansion is hidden away from the road so some people have only recently discovered it is here

Then, on 17 September, we will see the return of So Last Century with another of their funky vintage and retro fairs at Venue 28, a Grade II listed school building by Clock House station, which lay empty for years, but has now been restored and re-opened as an events space. As well as dozens of stalls there will be a vintage tea room from Catford's Truly Splendid and street food vans, with traders including Beckenham High Street favourite Sapore Vero, and The Craft Beer Cab Company, who serve craft beer on tap and in cans from Stanley, their converted London taxi.

So Last Century was launched in 2015 by local parents and vintage traders, Alan Old and Alison Davis, who met on the school run. Fed up with travelling out of the area to go to vintage events they decided to organise something on their doorstep.

'The response has been tremendous', says Old. 'We had a huge turnout to the first event and earlier this year we added a Catford venue, which attracted even more visitors.'

Old moved to Beckenham eight years ago from Tooting and has been won over by its charms. 'I have to admit I am constantly surprised by how much is going on, especially now. Beckenham is definitely having a bit of a resurgence', declares Old. r

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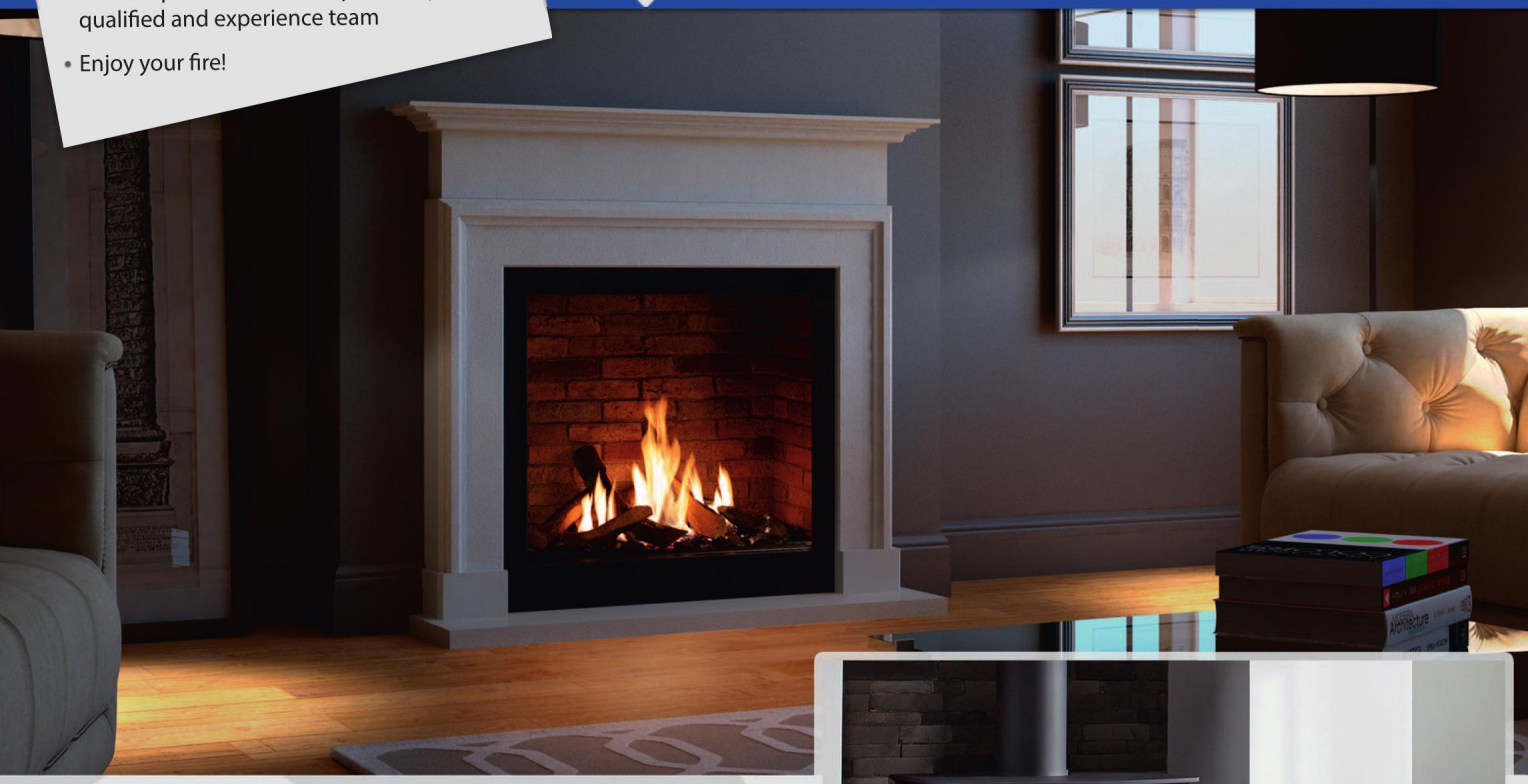

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Lush Designs' fox, owl and landscape shades

PERFECTLY *illustrated*

Why Lush Designs – a huge hit in Greenwich and East Dulwich - are top draw

Words KAREN JENSEN-JONES

Marie Rodgers and Maria Livings of Lush Designs

Every season sees new trends and must-have pieces that we can't wait to get our hands on and update our homes with. But Maria Livings and Marie Rodgers of Lush Designs have adopted quite a different approach to their homewares and lifestyle business based in south east London. 'We don't follow trends and prefer things to evolve slowly in a more natural and individual way,' explains the aptly named Livings.

The creative business partners met while studying painting and printmaking in the 1980s at Maidstone Art College and evolved their business while working in theatre and community arts upon moving south. Their love of colour and characteristic quirky prints has been applied to a lovely range of homewares, from wallpaper and tea towels to lampshades and ceramics, many of which are made in house at their studio at Cockpit Arts in Deptford.

'We've usually got about ten ideas on the go at once, but maybe two or three will come to fruition,' says Rodgers. 'We're feeling very influenced by nature at this time of year as our gardens are full of magenta, so we're working on a design with flowers in pinks. Our colour palette has been peacock blues and oranges for the past few years so it's time to add something new to our collection.'

With their instantly recognisable illustrations adorning their homeware, including whimsical cats, rabbits, owls and unicorns, Livings remembers when their original idea to use illustrations on homeware was ground breaking.

'In the mid 90s when we were

starting out nobody used illustrations on lampshades, but it was something we were experimenting with. At a later date we were asked to make something for London Design Week and the theme was London. We came up with the idea of an urban fox and we put him on our lampshades – and we've been using that same illustration ever since.'

The talented duo share their workload equally, both drawing and designing, but Rodgers takes on the business side of the company while Livings is the spokesperson on how things are made.

'Illustrating with a strong narrative is important to our work because our ideas come when we're out walking the dog and we see a great tree or a beautiful bird. It might be to do with global warming or the seasons, but there's always a story behind our ideas. Marie is Irish and a great raconteur, so that helps.'

With plans to further develop their ceramics range, which includes mugs and lamp bases, the duo are taking their work to Osaka in Japan on a creative exchange where they are developing a set of nesting eating bowls. 'We've been paired with a Japanese designer through Cockpit Arts and the collaboration will lead to our ceramics being sold in a Japanese department store. Our illustrations include Canada Geese, Moor Hens with giant green feet and dragon flies. Who knows, maybe we'll be setting the trend this year,' jokes Livings.

With their Greenwich outpost attracting locals and tourists, their East Dulwich shop a hive of activity for families and a concession due in Heal's at Christmas, it seems this south east London company with humble beginnings has something for everyone whatever the latest trend. r

102 Lordship Lane, East Dulwich SE22 and 8 College Approach, Greenwich SE10; 020 8694 1664; lushlampshades.co.uk

ABOVE:
Cheese board
Fox and cubs cushion
Large Loris shade grey
Dog bowl

On-trend unicorn products

Full of character

Looking into an intriguing design project by Titman Design

The special character of Victorian houses can be highlighted with a carefully designed extension that uses light and height to dramatic effect. Often the rear of these houses have wasted spaces and gardens left under-used due to awkward circulation through the kitchen to the garden. An easy way to resolve this is by filling in the 'alley' on the side, opening the sidewall and also opening the entire rear to the garden. Alternatively an addition might also be situated along the length of the back of a wide semi-detached house, which can facilitate a feature roof. Titman Design use the truncated 'hat' roof, which gives a lofty feeling to an extension. Usually they situate this high roof space above the dining table to create the sense of grandeur these houses and a good dinner party deserve. r

For more information contact Mark Titman, Titman Design, on 07771907011 or visit marktitman.com

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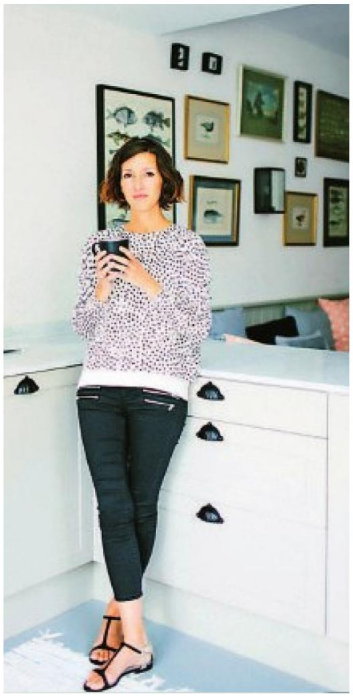
PRACTICALLY PERFECT

East Dulwich interior designer Beth Dadswell of Imperfect Interiors creates a contemporary take on the mid-century look

Words MADELEINE HOWELL



Beth Dadswell of Imperfect Interiors lives in East Dulwich, in a converted Victorian dairy. But she's also been busy inspiring other residents nearby to make the most of their homes with her stylish, covetable interior designs. Her lived-in look is far from soulless showroom, and she strives to create personalised spaces that are both welcoming and comfortable, as well as suited to entertaining friends and family.

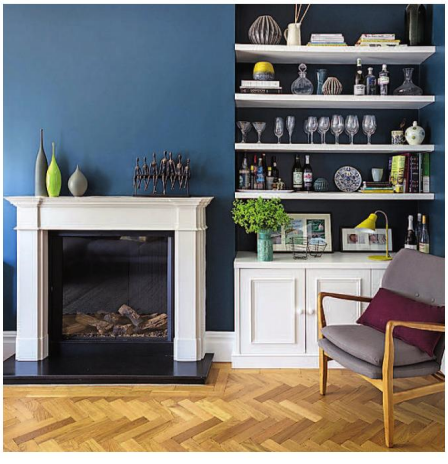
Often, she nods to the mid-century look – a style which gathered attention from the Thirties to the Seventies, and which is known for reflecting the laid-back lifestyle of the post-war years. The movement was immortalised by Cara Greenberg in her book Mid-Century Modern: Furniture of the 1950s, and by timeless, iconic pieces such as the Eames chair by Charles and Ray Eames and the Egg chair by Arne Jacobsen, which never seem to date.

Dadswell's most recent project on Barry Road is a case in point. Although not typical of properties in the area – it's double fronted, with a huge garden – it exemplifies her preference for a mid-century vibe. 'It's quite an unusual house for East Dulwich,' she admits. 'Most of them are terraced or ▸

semi-detached, so it was a real treat. It's got a big driveway and when you open the front door you step into a big, beautiful, light-filled hallway. We made a feature of that with wooden panelling and a big statement glass and metal lighting. It's just from John Lewis, and it has a contemporary edge, but in a really traditional space with elegant period details.'

The way that Dadswell sources items is an important part of her personal approach, and the Crystal Palace Antiques Market is one of her favourite haunts. 'I try to mix in some vintage pieces,' she says. 'When you're starting a house from scratch, and literally ripping everything out and putting it back in new, you need to put some old stuff and some antiques into the mix too. Otherwise, it tends to look a bit too perfect and shiny.'

So, at what point did Dadswell get involved in this project? 'The owners had lifted the roof to create a master loft bedroom and to add height to the property,' she tells me. 'They'd also built a glass extension at the back. When they got in touch with me, they had finished all the messy, structural stuff – but they were absolutely terrified about how to put it together. It's quite a big house, with five bedrooms, and they wanted someone to guide them.'



With Dadswell's help, the couple opted for splashes of bold colour, which adds character and depth. 'They really liked the idea of moody greys, greens and blues, and I also encouraged them to go for some pops of brighter colour and a bit of pattern.' The parque flooring and the chevron rug in the upstairs hallway add interest, too. 'It was all about injecting a bit of fun into it,' explains Dadswell. The stunning green drapes in the front room are made from Designer's Guild linen, and have proved to be a real focal point, adding a tangible burst of energy. They contrast beautifully with the dark blue walls. It's a room that has been designed as a cosy retreat for the adults, which the cocktail area in one corner makes clear. It's a world apart from the other living room, which houses a children's play area opening out onto the dining area and kitchen.

Another notable feature of the house is the clever shelving and attractively presented storage space. Does she have any tips for re-creating the look, I ask her hopefully? 'Obviously you want it to look neat, and not chaotic,' she laughs. 'There's a bit of an art to it. That huge wall of shelving in the living room is by Vitsœ. It's modular, so you can choose the structure and add and take away drawers and units to suit. The key tip is not to display anything ugly, like work files or tatty old DVDs – which sounds really obvious! It's also important to put items into blocks, some upright and some on their side perhaps, to break up the monotony. Then you can play around with adding ceramics, plants and pictures.'

You need to put some old stuff and some antiques into the mix too. Otherwise, it tends to look a bit too perfect

Finally, when it came to the garden, Dadswell had another blank canvas to play with. 'I encouraged the owners to paint the new fencing black, which makes the plants look incredibly green and lush. It's quite contemporary and cool.' I'd have to agree. I came away feeling that I'd learnt a lot from Dadswell's approach, which emphasises the beauty in imperfection – while simultaneously being perfectly laid-back, and effortlessly stylish. r

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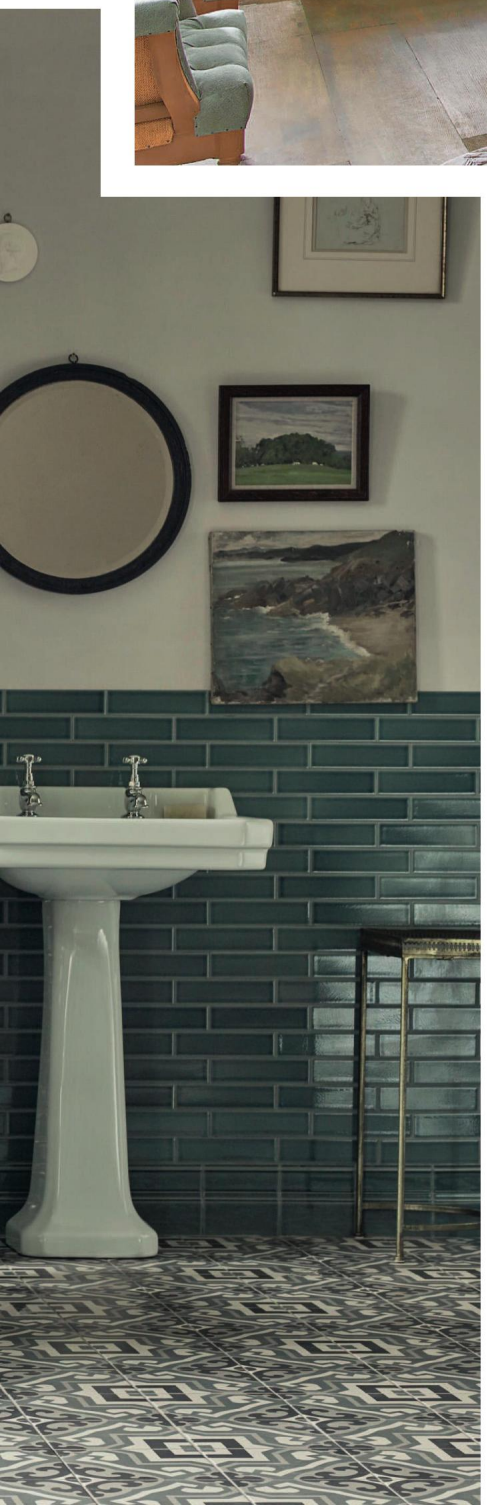
MADE *in* BRITAIN

A bit chic, a bit shabby, somewhat colourful and a whole lot quirky... there are nearly as many classic British interior looks as there are inhabitants of this island

Story KARA O'REILLY

ON THE TILES

There's been a resurgence in the use of both coloured and patterned tiling in bathrooms and kitchens of late. Give the look longevity by selecting classic tile shapes and muted shades. Retro Metro wall tiles in Green Park, £79 per sq m; Retro Metro skirting tiles, £9.95 each; Boulangerie ceramic tiles in Remi, £75 per sq m; Versailles enamelled cast-iron bath in Top Hat, £1,975; Fitzrovia basin and pedestal, £300, all firedearth.com



Right, from top to bottom

COOL COMFORT

A timeless palette of neutrals; squidgy, sink-into sofas and plenty of surfaces – from consoles to coffee tables – on which to display treasured possessions: this is the sophisticated urban take on classic country house chic.
Brooks low-back 3-seater sofa, £2,425; Airadee mirrors, £845 each; Versailles nested consoles, £1,185 each; Wistow coffee table, £1,195; Chaucer floor lamp, £365, all from oka.com

MODERN HERITAGE

Take a traditional style pattern, update it for the 21st century with unexpected motifs and colours, and you have the new-gen of British wallpaper designs in a nutshell.
Lucky Charms wallpaper, £81 per 10m roll, barnebygates.com

SOMETHING OLD, SOMETHING NEW

Forget all those minimalist, sleek, high tech designs. Some of the chicest current kitchen looks are based on the sort of cabinetry you would spot in a National Trust property. Think framed doors, butcher's blocks and wooden dressers…
Bespoke kitchen, from £60,000, plainenglishdesign.co.uk

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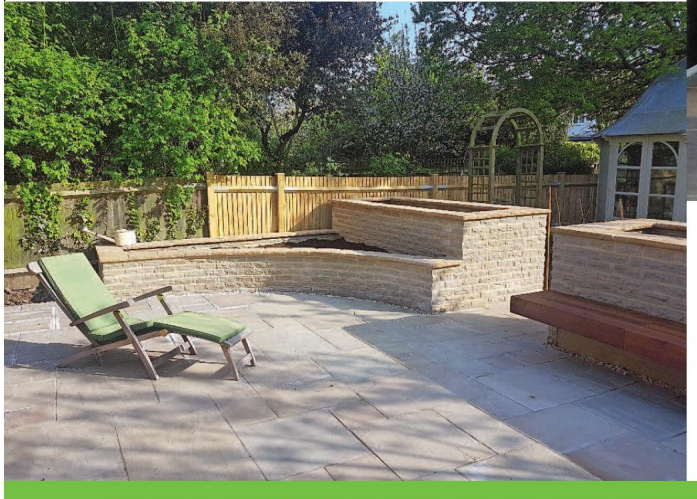

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BRIGHT IDEAS

Don't be cautious of colour – it brings a joie de vivre to your surroundings and instantly adds impact to a room. Look to nature to be inspired by unexpected colour combos such as bold greens and peony pinks.
Highlight stripe in Leather; Walls in Pea Green; Skirting and Panelling in Obsidian Green; from £42 for 2.5 litres absolute matt emulsion, and £59 for 2.5 litres intelligent eggshell, all littlegreene.com

ALL IN THE DETAILS

Historic paint colours are still very much in Vogue, with Farrow & Ball leading the pack. Pair complementary hues – in this case, soft greys – using one to pick out any interesting architectural details in a space, from cornicing to columns.
Peignoir and Worsted estate emulsion, from £43.50 per 2.5litres, and estate eggshell, from £60 per 2.5 litres, all farrow-ball.com

NEW VINTAGE

The current crop of contemporary furniture companies make more than a passing nod to classic pieces for inspiration. One of the nicest revivals of recent years has been the cocktail chair, particularly when it is used to introduce a pop of bold colour into a room scheme.
Calvin armchair in mustard yellow velvet and linen, £399, atkinandthyme.co.uk

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ROOM TO MANOEUVRE

The revival of feature piece upholstered beds has the additional benefit of allowing some flexibility as to where they can be positioned in a bedroom – whether in front of a window or completely freestanding – in the process freeing up wall space for essential storage and display purposes.

Churchill tweed bed, from £8,050, andsotobed.co.uk

OBJECT LESSONS

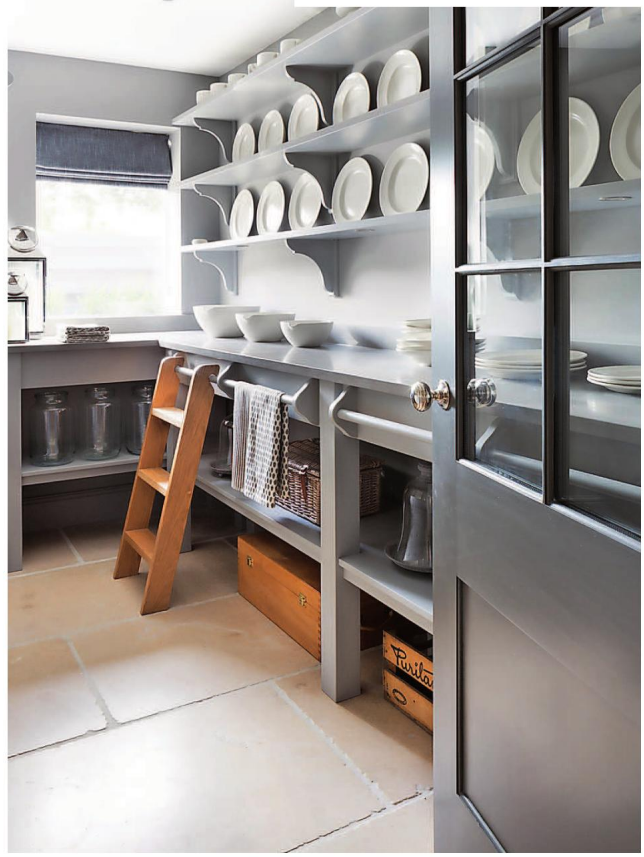
Be inspired by historic collections for ways of displaying your favourite bits and pieces. This is one of those cases when more is more – whether it's a cluster of vessels in tonal colours, or wall-filling lines of framed engravings.

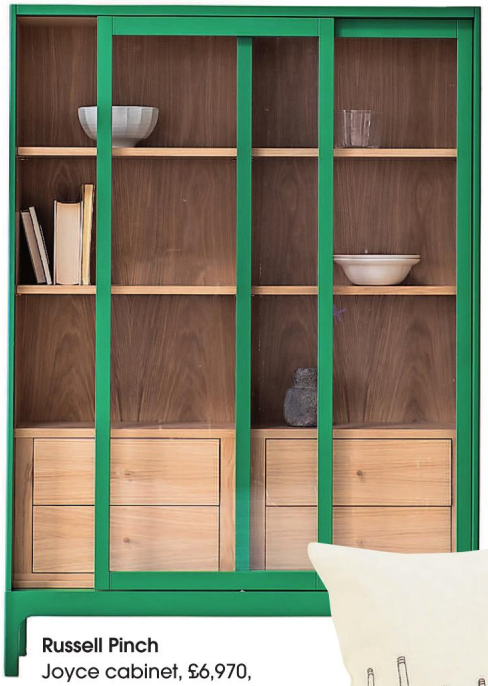
Umbra hand-knotted Tibetan wool rug by Paul Smith, from £940 per sq m, therugcompany.com

LUXE ADDITIONS

The traditional utility rooms such as walk-in larders, boot rooms and libraries are all making a reappearance in interior schemes. This time round they are upgraded in bespoke designs and luxe finishes.

Bespoke pantry made from Longford cabinetry, kitchens from £40,000, humphreymunson.co.uk





Russell Pinch
Joyce cabinet, £6,970,
pinchdesign.com

Benjamin Hubert Two tone vase (Design 1) for Bitossi Ceramiche, £372, amara.com

Sue Timney
Alphabet cushion, £110,
therugcompany.com

Charlene Mullen
London Calling cushion, £120,
charlenemullen.com

Lucy Kurrein
Aponi bureau in walnut,
£995, joinandjointed.com

Tom Dixon
Wingback
chair, from
£3,500,
tomdixon.net

Bethan Gray
Dhow coffee table, £2,700,
bethangray.com

Faye Toogood
Charcoal Storm handleless
cup, £14.95, 1882ltd.com

Sebastian Cox
Bayleaf settle, £3,900,
sebastiancox.co.uk

Eleanor Pritchard
Cinta rug in navy, from £425,
casefurniture.com

Tomoko Azumi
Spin table in walnut
and grey, £600,
markproduct.com

Doshi Levien
Open Home
Ballet oval side
table, £399,
johnlewis.com

Ilse Crawford
Ilse sofa in black tweed, £4,375 (plus fabric), georgesmith.com

Terence Woodgate
Solid Nero Marquina marble pendant, £197, terencewoodgate.com

Tori Murphy
Chevy lambswool throw, £180, torimurphy.com

Max Lamb
Crockery black basalt bowl for 1882 Ltd, £35, heals.com

Sebastian Wrong
Spun light in mud, from £596, flos.com

MODERN MASTERS

There's a plethora of contemporary design talent working in the UK. Here we celebrate some of the best – from the instantly iconic to the lesser known

Story KARA O'REILLY

Michael Anatassiades
IC F1 floor lamp in brass for Flos, £489, conranshop.co.uk

Matthew Hilton
Balzac armchair and ottoman in utah russet, £3,890, scp.co.uk

Nazanin Kamali
Loop floor mirror, £485, casefurniture.com

David Irwin
Oak Hardy chair, £595, anothercountry.com

Richard Brendon
Fluted decanter, £235, richardbrendon.com

Michael Marriott
Sled sideboard, £2,034, verygoodandproper.co.uk

Steven Owens
Wedmore extending dining table, from £5,295, benchmarkfurniture.com

Lee Broom
Crystal bulb pendant, from £230, leebroom.com

Kay + Stemmer
Agnes medium shelving in walnut, £640, scp.co.uk

Barber & Osgerby
Tip Ton chairs, £219 each, vitra.com

Reiko Kaneko
Terracotta pitcher, £65, reikokaneko.co.uk

Anthony Dickens
Origami table for Innermost, £1,139, heals.com

Ron Arad
Double Soft Big Easy for Moroso, £8,736, moroso.it

Samuel Chan
Pallet tall drawer system in walnut, £1,505, joinandjointed.com

Robert Barnby
Oak and maple Frame desk, £1,464, barnbydesign.co.uk

Terence Conran
Counter Balance alcove shelving, from £699, contentbyterenceconran.com

Tom Raffield
Gwelsen twisted screen in oak, £1,695, tomraffield.com

Jasper Morrison
Low Pad chair for Cappellini, from £890, twentytwentyone.com

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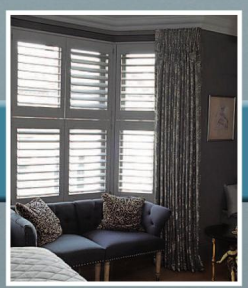

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HOMES INSIDER

Kara O'Reilly reveals the latest in interiors

KARA'S *choice*

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Serve your summer tipples in the best of the best. The latest incarnation from vinophile glassware specialists Riedel is this stemless wine glass. Sturdy, easy to store and with a spot of colour to jolly up even the greyest of summer days.
Happy O series, £85 for set of 4 mixed colours; riedel.co.uk

Person of interest
DONNA WILSON

Sometimes it's just nice to select items for your home that have real warmth and wit about them. Donna Wilson's designs have that in spades. Her uplifting naïf illustrations of nature and people adorn everything from ceramics to bedding and are a cheerful antidote to some more, ahem, po-faced designer creations.
Prices from £11.50; donnawilson.com

HOT OFF THE PRESS

Perfect Pinch

One of my absolute favourite furniture designers, Russell Pinch, has just opened a retail store. Situated off Pimlico Road, in an area that is renowned for its interior showrooms, it's the perfect location to showcase his elegant, beautifully made, future heirloom pieces. If you are seeking storage, seating and more with a modern classic aesthetic, skillfully crafted finishes and bespoke options, it should be your first port of call.
46 Bourne Street SW1W 8JD; pinchdesign.com

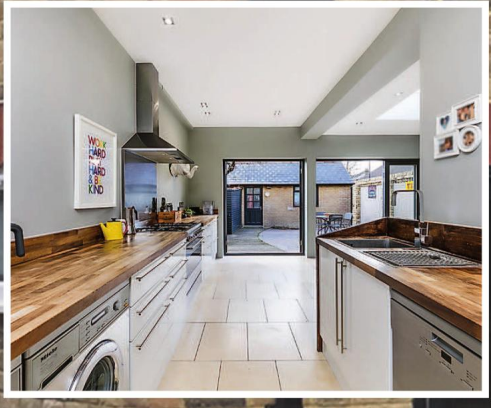
Mini Trend
Posh palm lights

Golden Palm side lamp, £450, grahamandgreen.co.uk

Palm Tree floor light, £540, rockettstgeorge.co

Paradise Palm floor lamp, £325, houseoffraser.co.uk

Blackheath and Chislehurst Construction



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Soak up the benefits

The daily health appointment you won't want to miss

Why is maintaining a healthy body and mind never as simple as it sounds? Whether it's the hefty bills from your gym, the dreaded health checks or finding the motivation to stick to your 'all things green' diet, sustaining a healthy lifestyle seems to be impossible in today's hectic society.

The Hot Tub and Swim Spa Company provide you with the perfect solution 365 days a year. Designed in conjunction with physiotherapists, osteopaths, chiropractors and partnerships such as the NHS and the Diabetes Association, their Hydropool SelfCleaning hot tubs take the science of immersion to the next level. The ergonomically designed seating and advanced Hydropool Zone Therapy allows their spas to interact with the human body in the most natural and effective way possible. For example, Zone 1 activates the parveratable muscles, which contribute to headaches when fatigued, releasing tension in the dorsal muscles. For those of you who feel the stresses of everyday life concentrated to your back, neck and shoulders, Zone 3 releases any tension and pain in the solar plex area, leaving you feeling truly rejuvenated. Sporting enthusiasts who feel the brunt of daily life in their feet can also take full advantage of their spas reflexology system. The medical benefits associated with their hot tubs delve deeper than physical aches and pains with their Dream Scents aromatherapy package, which is proven to provide relief from insomnia and stress.

BBC2's *Trust me I'm a Doctor* teamed up with Dr Steve Faulkner of Loughborough University to investigate whether relaxing in a hot tub could provide some of the benefits of exercise. The results were more than surprising. They showed that spending an hour pampering yourself in a hot tub increases your energy expenditure by 80% – burning on average 126 calories per hour. That's equivalent to a 30 minute walk, achieved just by sitting back and relaxing in the comfort of your own home. Subjects peak glucose levels, a risk factor for developing type 2 diabetes and metabolic disease, also declined by 10%.

Saunas cleanse the body of impurities while boosting detoxification and overall health by strengthening the immune system. Saunas are not only very soothing, but it is also an established fact that, when used regularly, they can improve cardiovascular function, reduce inflammation and provide pain relief. If you suffer from fibromyalgia, arthritis, bursitis, a muscular injury or overall muscular aches and pains, you could especially benefit from this daily dose of heaven.

At The Hot Tub and Swim Spa Company they have a huge range of hot tubs, swim spas, saunas and steam rooms, which can be customized to your specifications. As the European Hot Tub and Swim Spa Retailer of the Year 2016, they ensure their wellness products also add value to your home with their beautiful, state of the art craftsmanship and aesthetics. They've seen customers travel from across the UK to visit their award-winning showroom to speak to their team about their unparalled expertise in enhancing your lifestyle.

Buy correctly, buy once – with their Buy Now Pay Later and 0% APR available across the board it is easier than ever to invest in the ultimate luxury product. You can also pay £500 now and the rest in 12 months' time. r

The Hot Tub and Swim Spa Company, Maidstone Road DA14 5BQ (J3 M25 or 19 minutes from London Bridge on a train); 020 8300 4003; hottub-swimspa.com

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JW RESTORATION

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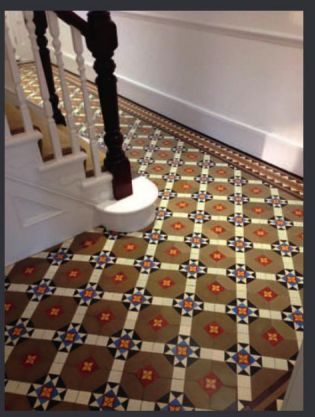

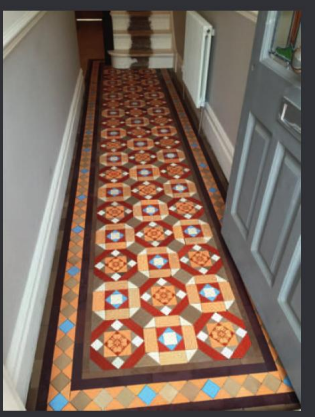

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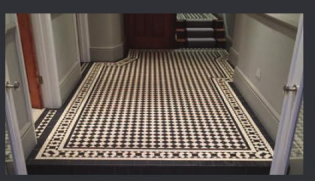

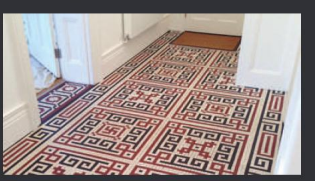

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UPCOMING EVENTS

Everyone's welcome at Leah Lodge!

In addition to our extensive activity programme we also have regular events, which are **open and free to all** and are a great way to meet like-minded people and new friends.

Jewellery Auction

Wednesday 26th July, 2–5pm

Join us for our special Jewellery Auction!

There'll be many beautiful and unique pieces of jewellery to buy, with all proceeds going to the Alzheimer's Society.

Summer Garden Party

Saturday 5th August, 1–4pm

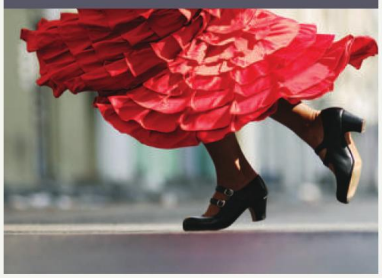
Come along in your best formal attire for a delicious buffet and refreshing Pimm's and lemonade, accompanied by live music.

Spanish Day

Friday 18th August, 3–5pm

Join us at Leah Lodge for a spectacular Spanish-themed day.

Enjoy delicious Spanish Tapas, traditional Flamenco dancers and a live guitarist.



The secret's out

At Leah Lodge they believe you are never too young, nor old, to unleash your inner child

The Secret Garden is a novel by the wonderful author Frances Hogson Burnett. Written over 100 years ago, this classic story is a fond favourite of Leah Lodge's residents – many spent their childhoods uncovering the magic with every page turn. At Leah Lodge, they wanted to bring that magic to life for their residents and their invited families, friends and members of the local community. They recently held a themed event based on the celebrated novel 'The Secret Garden', and invited all residents to bring their friends and family to immerse themselves in an exquisite day of enchantment and indulge in some captivating and creative cuisine.

The landscaped gardens at Leah Lodge are a secret world all of their own. Hidden from street view, stepping into this exquisite haven brings about feelings of peace, tranquillity and nostalgia. Their own secret nirvana. The beautiful Tazmanian Fern trees share history with Royal Maritime Greenwich. Their trunks were used to stabilise cargo upon such infamous vessels as the Cutty Sark as they crossed the rough seas. Whilst the trunks were discarded, their tropical feather-like leaves remained and present today in their garden. The ferns and botanical flowers and shrubs, vegetable plots and pot plants, all warmly welcome you to their garden which feels quintessentially English; refined, elegant, understated.

The entire team at Leah Lodge went above and beyond in preparing their beautiful home and gardens for the highly anticipated event. With some secret planning and 'Tender Leah Care', the Lodge was transformed into a whimsical story of its own.

The wonderful props, table decoration and layouts were developed with careful thought. This had to be more than just pictures on a wall. Every effort was made to bring the Secret Garden theme to life – to make this a multi-sensory experience that can be fully enjoyed in the moment as well as create treasured memories. The Secret Garden was a truly fabulous day. 'Thank you to all the team, residents and friends who made this possible,' said Belinda Watson, General Manager,

Special mention goes to their chefs in the kitchen along with Hervé, the Head of Activities, who demonstrated that their creativity knows no bounds! Significant timewas spent in the creation of the wonderful dishes. Regardless of special or restricted diets, their chefs excelled in presenting meals that were a taste sensation, allowing their residents to indulge in one of the joys of life: food.

The Secret Garden proved a great success and was thoroughly enjoyed by residents and guests alike, which included the Deputy Mayor of Lewisham, Cllr Alan Smith, and the local President of The Chamber of Commerce, Helen McIntosh. This is just one example of the many events they hold at Leah Lodge as well as a variety of other social, active and creative activities; day trips and outings; clubs and more. They invite you to keep up to date with upcoming events: search 'Leah Lodge Care Home' on Facebook.

Blessington Road, Blackheath SE13 5EB; 020 8318 2272; cinnamoncc.com/leah

ABOUT LEAH LODGE

Leah Lodge is set in the beautiful woodlands of the leafy village of Blackheath that inspired the name 'Leah', which translates from old English as 'A clearing in the woods'. This beautiful boutique care home under new owners the Cinnamon Care Collection boasts luxurious residents' quarters, thoughtfully landscaped gardens and a complete transformation in management and care from the top down.

Substantial investment has reinvigorated the site, creating a bright and charming abode for residents to live a bountiful life. Their passionate and highly motivated team bring their best in care and expertise to Leah Lodge every single day. It is incredibly rewarding to welcome new residents and watch as they flourish and really come into their own after a short time. They know a special and close community has been built at Leah Lodge.

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GUY AWFORD

Embrace a Sicilian summer with a dish that has some bite

Caponata is a classic sweet and sour Sicilian vegetable dish based around the humble aubergine. There is no definitive recipe, but a successful caponata has an oily richness that is cut and tempered by pockets of sweetness, saltiness, sharpness and heat.

Onions, celery and tomatoes cooked in olive oil form the base of the dish; the aubergine gives the dish body, and absorbs all the other wonderful flavours. Sweetness comes from the raisins and sharpness from the red wine vinegar. Intense bursts of saltiness are delivered by capers and green olives. Sicilian food is distinctive in its use of North African spices, and a pinch of dried chilli flakes gives the dish a wonderful warmth.

Caponata is best made in advance and then left for a few hours to allow the flavours to develop and deepen. It's best served warm, not hot, so heat gently and then, at the last minute, stir in some freshly chopped mint to lift the dish. Finally, a sprinkle of toasted pine nuts or flaked almonds will add some welcome texture.

Traditionally caponata is served as an antipasto with bread, but it's also great as a main course served with polenta and cavolo nero. ■

theguildfordarms.co.uk; handmadefood.com

Find more recipes by Guy Awford online at theresident.co.uk

TOP TIP

Soaking the raisins in the vinegar will give the dish a burst of sweet and sour every time you bite into the dried fruit.

SICILIAN CAPONATA

- **Serves:** 6
- **Preparation time:** 20 minutes
- **Cooking time:** 1 hour

Ingredients

1 red onion – sliced
1 large aubergine – cut into 2.5cm dice
3 sticks celery – peeled and cut into chunky slices
1 Romana pepper – remove seeds and cut into 2.5cm dice
1 large courgette – quarter lengthwise, remove seeds and cut into 2.5cm dice
1 tin chopped tomatoes
1 clove garlic – finely chopped
40g pine nuts – lightly toasted
30g raisins
100ml good quality red wine vinegar
Pinch red chilli flakes
Bay leaf, thyme, mint

Method

1 Pour the vinegar over the raisins and leave to absorb.

2 Cooking in batches sauté the aubergines in olive oil with a pinch of salt until nicely browned. Remove and repeat the process with the courgettes.

3 In a large pot gently cook the red onion with a generous slug of olive oil and a pinch of salt. When the onions are soft add the chilli flakes, garlic, peppers, bay leaf and a sprig of thyme. Cook for a few minutes then add the tinned tomatoes, sautéed vegetables, capers, olives, raisins and vinegar. Cook very gently for 20 minutes.

4 Just before serving stir in the freshly chopped mint and sprinkle over the pine nuts.

SECakery

SHAKE IT UP

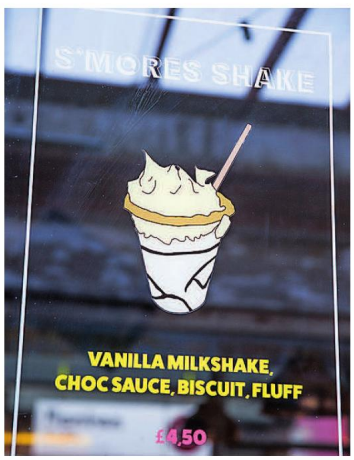
The South East Cakery is bringing a sprinkle of sass to London's street food scene

Words MADELEINE HOWELL

Ice cream sandwich bars, rainbow-coloured Victoria sponges, s'mores shakes, explosive sundae stacks, showstopping wedding cakes and the best brownies in town – it could only be the Instagram feed of The South East Cakery. The concept is the brainchild of talented bakers and entrepreneurs Maria Mannoukas and Alex Ridley, a married couple from Peckham (they held their wedding reception at Pedler, their favourite local restaurant).

Mannoukas started out as a baker at Anderson & Co in Peckham, where her creations are still stocked today. Before that, she was a DJ. As well as baking, she and Ridley both share a love of hip hop, and their affection for the genre is reflected in their bold, expressive bakes. 'We're not like a cutesy cupcake, flowery bakery,' explains Mannoukas. 'When we started, we wanted to do it our way. We like to have a lot of fun with it. We love asking people to tell us their favourite sweets, chocolates and nuts, and creating something especially for them. Each one is different, and we kind of freestyle each time.'

When we catch up for our exclusive shoot, the sun is shining over their pop-up at Lewisham's Model Market, a foodie mecca run by Street Feast (the people behind Hawker House in Canada Water and Dinerama in Shoreditch). For Ridley, the Model Market is the best party in south London. 'For food and music and people, it's such a great environment,' he says. 'It's very festival-esque, and has a really individual feel to it.'

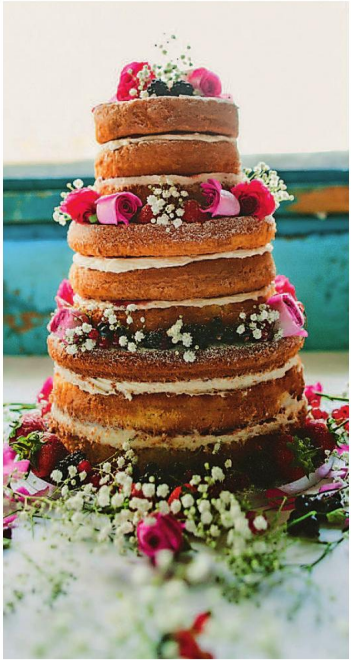


It's also a special location for Mannoukas. 'You get so many different types of people here just having a good time at the weekend and loving their food. I used to come here when I was little with my mum, when it was an actual market with lots of Caribbean produce.' With a respectful nod to the heritage of the place, the pair decided to keep the original sign belonging to the old electronics store. It's symbolic of how the likes of the Model Market – similarly Pop Brixton – has managed to avoid the stigma of gentrification, while still bringing a new, fresh and exciting business to the area.

Speaking of Pop Brixton, Ridley adds, he's a real fan of the Donostia Social Club there, which serves Spanish dishes. 'It's great to be part of the street food scene, because you learn about all the new pop-ups first,' adds Mannoukas. 'We love Brockley Market too. I always try to go there on a Saturday if we can fit it into our schedules.'

North of the river, you will also ▸

TOM DUNKLEY



find them at KERB Camden and at Climpson & Sons in Broadway Market. However, they both admit to feeling more than a little loyalty to south London – as reflected by the brand name. 'It feels like home,' Mannoukas offers. 'When we meet other small businesses, there's a real sense of pride in the area.' For Ridley the character of south London can be found in its verve and variety. 'To be really corny about it, the beating heart of it – it's there,' he reflects. 'I've yet to encounter anyone that's indifferent about it.'

Their schedules must be manic, I venture – do they ever wake up at 4am dreading the prospect of baking a billion brownies? 'It's happened plenty of times!' Ridley laughs. 'Thankfully not all the time. We try to work smart. This year, the challenge has been to know when to say no. Who you affiliate with is important and Street Feast has definitely been one of the best things to happen to us.' The pair are always in the kitchen alongside their staff, the majority of which are old friends. 'There's no drama or stress,' Mannoukas emphasises. 'We like to get the radio or Spotify on all day while we're working.'

Despite their laid-back attitude, there's clearly lots of hard work involved. Somehow, though, the pair have even found the time to set up a clothing label, WHISK. While it refers to the kitchen utensil, it's also an anagram for 'working hard is key'. But for now at least, it's time for a brownie… r

Visit southeastcakery.com to find out more or to commission a bespoke bake

KEEPING IT SWEET

Where to find The South East Cakery

FRANKLINS
This well-loved café and restaurant serves up seasonal British dishes with vegetables fresh from Kentish farms. Sample desserts include a Gooseberry Mess and a Chocolate Nemesis.
157 Lordship Lane, East Dulwich SE22 8HX; 020 8299 9598; franklinsrestaurant.com

BANH BANH
Banh Banh in Peckham Rye is a small Vietnamese restaurant run by five siblings. After enjoying the likes of sticky chicken wings and spicy lemongrass tofu, you can tuck into a chocolate salted caramel cake.
46 Peckham Rye, SE15 4JR; 020 7207 2935; banhbanh.com

PUNK ME UP CAFÉ
This ceramics café in Dulwich is a relaxing, creative space where adults and children alike can get messy with both paints and cakes. It's an explosion of colours, sprinkles and sparkles that makes for an excellent birthday party.
34 East Dulwich Road SE22 9AX; 020 7732 6688; punkmeup.co.uk

RED DOOR
Red Door is an unusual vintage café in the heart of Greenwich, replete with a record player and filled with mismatched furniture surrounded by art. Drink tea in china cups, and scoff on cakes as you admire your surroundings.
10 Turnpin Lane SE10 9JA; 020 8858 2131; reddoorgallery.co.uk

ANDERSON & CO
This stylish café on Peckham's Bellenden Road is where it all began. There's rustic sandwiches and salads, and a vibe which attracts young families and art students alike.
139 Bellenden Road, Peckham SE15 4DH; 020 7469 7078; andersonandcompany.co.uk

RYE BOOKS
Beyond the striking turquoise exterior of Rye Books in Peckham, there's books of every kind, gifts, stationery, children's storytelling and workshops, author events – and, of course, crazy bakes from The South East Cakery. What more could you want from your local bookshop?
45 Upland Road SE22 9EF; 020 3581 1850; ryebooks.co.uk

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VIEW FROM THE TOP

Bōkan – London's latest destination restaurant, bar and open air rooftop terrace – is bringing summertime vibes to Canary Wharf and taking weekend brunch to new heights with the launch of its new bottomless brunch and Sunday jazz sessions. Towering 39 stories above the streets of the capital, Bōkan offers 360 degree show-stopping views, phenomenally executed dishes and renowned jazz quartets.
bokanlondon.co.uk

FOOD *NOTEBOOK*

Overseas and history influenced gems

BARCELONA BITE SIZE

The Anna de Codorníu Terrace on the Thames pop-up is embracing Barcelona's laid-back lifestyle, impressive cava heritage and obsession with tapas. Classic Spanish pintxos and stylish tapas plates take inspiration from Barcelona's famous food market, La Boqueria, where delicacies arrive paired with stunning sips. All the quintessential flavours feature on the Anna menu, from fiery chorizo to heady garlic and sweet red pepper.
annadecodorniu.com

LONDON UNITED

To mark the re-opening of Borough Market, Arabica Bar & Kitchen have added the aptly named London Courage to the cocktail menu (their take on a traditional Tom Collins). facebook.com/arabicabarandkitchen

PAST ON A PLATE

Overlooking Borough Market, Arthur Hooper's restaurant will serve guests European small plates, partnered with a curated wine list. Victorian Arthur Hooper was a charming fruit salesman, who once occupied 8 Stoney Street. The 51-seater restaurant offers a selection of small plates inspired by fresh nutritious ingredients and flavours, sourced from local market suppliers.
arthurhoopers.co.uk

Latin spirit

South Bank's award-winning Pan Asian restaurant and bar Chino Latino has undergone an extensive reinvention. Developed by Executive Chef Werner Seebach, the revamped menu includes a range of dishes focusing on the flavours of South America.
chinolatino.eu/london

The CROWN & GREYHOUND

The historic Dulwich pub is back just in time for summer

Words MADELEINE HOWELL

Picture a baked camembert oozing goodness, encased in a rustic sourdough boule loaf complete with a lid, attractively presented on a wooden board with fresh celery crudités. Add to that an ice bucket and a bottle of Sauvignon Blanc amid pretty patches of sunlight filtering through the leaves, and you have the ideal pub garden scenario.

I was in Dulwich to trial the new menu at well-loved historic watering hole, the Grade II-listed Crown & Greyhound, which has just re-opened in fully refurbished form after a two-year closure. For a Monday, it was busy. Clearly, residents are pleased to have their local boozer back. As well as pub grub, there's a seductive wine list and cocktails, small batch spirits, beers, and London-based craft ales. There's also an enticing schedule of summer events to look forward to, including outdoor cinema, and 20 chic boutique bedrooms for those staying to take in an exhibition at the Dulwich Picture Gallery.

But back to the food: the revamped menu promises to focus on provenance. Despite the balmy weather, I couldn't help but opt for a spectacular take on a classic – a mountain of Cherry Orchard Farm horseshoe sausages, spring onion mash, the most moreish crispy onions known to man and a rich red wine jus. Our digital editor, who I had dragged away from her screen for the evening, rather more sensibly went for the lighter but no less delicious salmon and crab fishcakes served with hollandaise sauce and an Asian slaw, baby kale and water cress salad. Though initially alarmed at the lack of dressing on the salad, the hollandaise worked a treat and she maintained that, somehow, the fish cakes were reminiscent of onion bhajis (but in a good way). She was pleased to note that the fish to potato ratio was a generous one. Regrettably, I was by this stage far too full to consider ordering my favourite dessert – sticky toffee pudding. We toyed with the idea of sharing the lemon tart with raspberries, but decided even that would be a little greedy given our earlier feast of molten cheese. We'll simply have to return for dessert another time. ■

COST
£80 for two including a bottle of wine

GOOD FOR...
Soaking up the sunshine

WHAT TO EAT...
The spectacular baked camembert and fishcakes

WHAT TO KNOW...
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73 Dulwich Village SE21 7BJ; thecrownandgreyhound.co.uk

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PARIS *when it* SIZZLES

Blackheath's resident shoe designer Radhia Hadef on bringing Parisian chic to London

Words MADELEINE HOWELL

Fashionista Radhia Hadef moved to London for love, having grown up in Paris with an innate love of shoes inherited from her mother. When she came to London with her partner, she decided the time was ripe to set up her own label. 'I always knew that I wanted to work with shoes,' she tells me in an arresting French accent. 'At business school, I already wanted to launch a shoe brand. But I thought, I'm only 21, and I don't know how the fashion world works. So I found a job as a buyer and worked in Paris for six years. When I moved here, it was time to follow my dream.'

The result is House of Spring, a label that straddles high-end and high street markets. 'All my friends couldn't afford Chanel or Dior, but they wanted something more luxurious than Zara,' Hadef explains. 'I saw that there was a niche for beautiful shoes handmade with real Italian leather.'

The styles are influenced by 'sleek Parisian chic', with feminine shapes. There are plenty of classic black flats and brogues to throw on for the office, but her latest collection is entitled The French Riviera, and draws inspiration from further south with its summery sandals. There's also more than a hint of London's world-renowned sartorial daring in the mix. 'Each shoe has a twist,' says Hadef. 'It could be an unusual type of material, or a bold print.' One of her bestselling styles is the Azur fringe sandal, crafted with soft tan suede and fringing.

Radhia Hadef

Though smart, they also have a bohemian, rebellious feel.

The simple loafer is given a makeover too, with the addition of leopard print (the Portobello Pony Loafers, £185) and glitter (the Paname Glitter Loafers, £175) to a core collection of camel and black. The nude version of her rather more predictable plain black brogue is vastly popular in the warmer months. 'They're more interesting,' she says. 'You can pair them with black trousers for a softer look at the office, or just wear them with jeans.'

The quality is high, and Hadef tells me that she is able to keep the price down while maintaining a refined standard due to the fact that the shoes are made in Portugal, as opposed to Italy or Spain. 'In Spain, the price is low, but the quality suffers,' she tells me. 'In Italy, shoes are high end, but at a cost. In Portugal, they work with a range of both high and low end brands, and smaller designers. They're happier to take risks and learn new techniques. It's like Italy, but with better prices, and more creativity.'

Back home, Hadef is proud to be stocked in Blackbird in Blackheath, a charming boutique close to her own home where you can find canvas bags from Seasalt Cornwall and cotton dresses from Sugarhill with quirky prints (think pineapples, mermaids, and even an Alice in Wonderland fabric).

'Blackheath is full of families and it has such nice shops,' Hadef smiles happily. 'Blackbird is amazing and it felt like a good fit. I've lived here for two years and I love to buy food from the local boulangerie and take it to eat on the heath. When I miss French food and wine, I go to a bar called Le Bouchon. I feel like I'm back in Paris there. It has cheeseboards, and it's the only place where I can find foie gras!'

With plans to launch yet more must-have styles next season, including more everyday styles, grey and neutral shades, and shoes with gold detailing, it's no wonder Hadef treasures her downtime in Blackheath. As we eagerly await her next offerings, we'll be purchasing her wardrobe essential Vivi open toe sandals and skipping merrily down Tranquil Vale into the city heat. r

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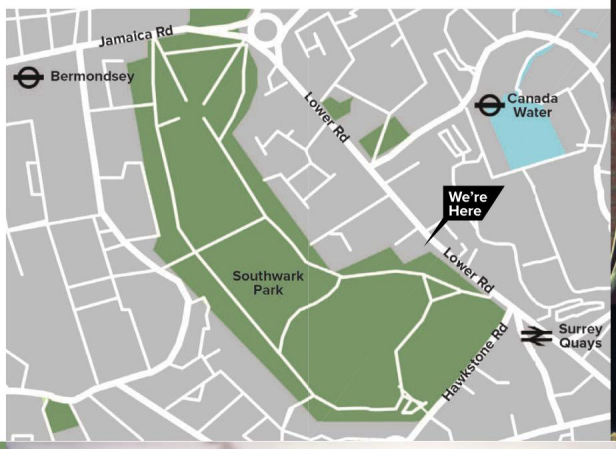

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HABITUAL BLISS

Steal yourself away from the hustle and bustle and live among the treetops at this fabulously secluded resort in Phuket

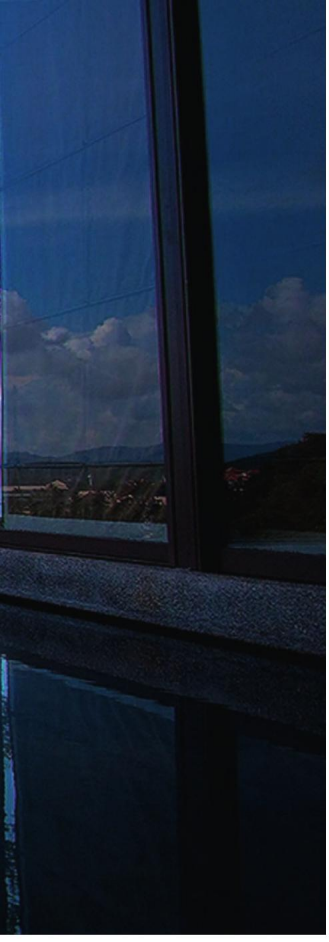
Words BETHAN ANDREWS

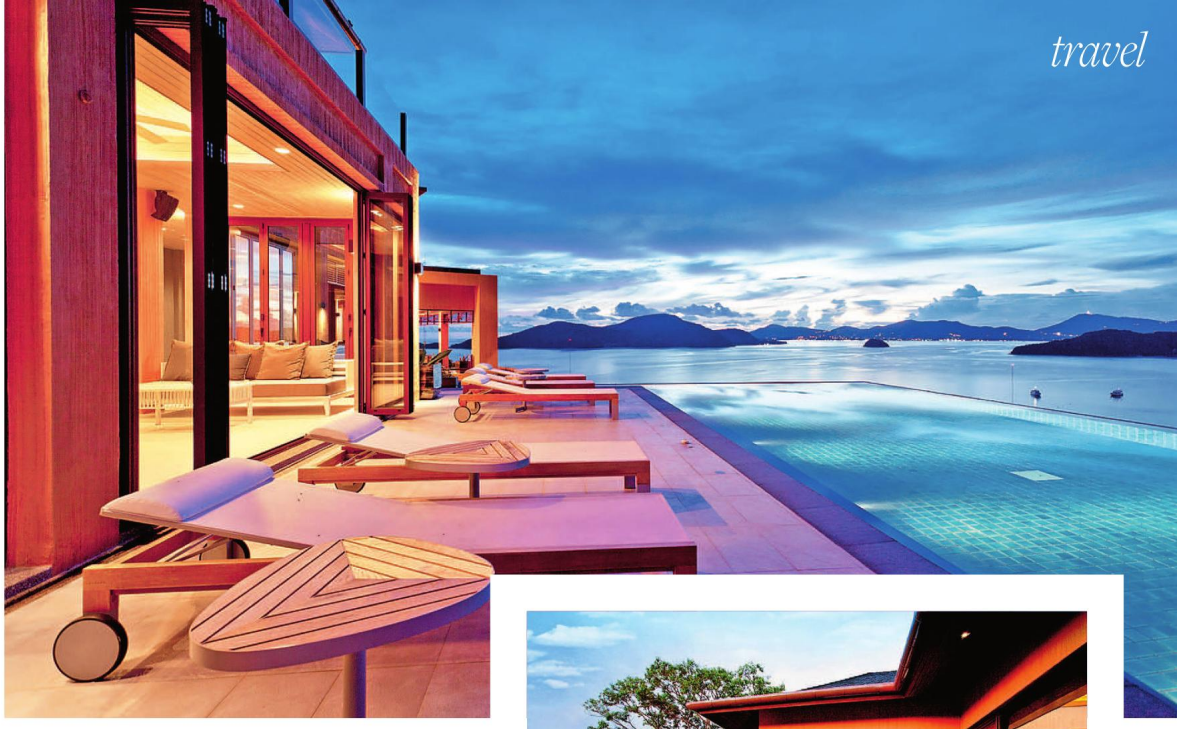
Phuket is known for its stunning rainforested and mountainous landscapes, not to mention some of Thailand's most beautiful beaches. But despite knowing this, it's hard not to be somewhat unprepared for the beauty and sight of Sri Panwa, Phuket, and it takes a while to be able to take it all in. Although Phuket is one of the largest islands at 49km, you'd be forgiven for thinking you were on one of the smallest and most remote when you arrive in Sri Panwa.

The resort is situated at the top of Cape Panwa on the southeastern tip of Phuket, hidden away down an unassuming turn off the beaten track. James Bond-esque villas, surrounded by private infinity pools, sit on the top of rocky hills and boast full ocean views. Wherever you turn on this resort, you'll be met with one of the most breathtaking scenes you have ever seen. It's an Instagram and social media influencer's paradise, and it's not hard to see why.

After a 45-minute transfer from the airport, I arrived at the most incredible villa. Set in a gated enclave, the main bedroom has a bathroom with couples jacuzzi and steam room and the living room overlooks the wraparound private infinity pool. In a separate building across the garden there is a dining area perfect for room service overlooking the Andaman

The food, above, is a main event at the resort. The view from the new rooms in the Habita can be seen right





TRIP NOTES

Accommodation at Sri Panwa starts from £325 per room per night in the Habita suite, and £495 per villa per night for a Garden View Pool Villa. Prices include daily breakfast for two, unlimited wireless internet, in-villa mini bar, Nespresso machine and snacks replenished daily. For further information, visit sripanwa.com or call +66 7637 1000. You can fly daily from Heathrow to Bangkok with EVA Air. Return fares start from £465pp inclusive of taxes evaair.com

Sea below and a generously stocked complimentary mini bar and kitchen.

The new habitat offering, The Habita at Sri Panwa, is also not an exception to the standard of the villas – even though it is offered at a slightly cheaper price. All 30 new pool suites feature their own infinity swimming pool with panoramic views of the sea and also of the beautiful gardens surrounding the Olympic size tropical swimming pool. If your dream escape is kicking back on a cabana bed, with cocktail in hand and waterfalls dripping around you, then this is the place for you.

There's nothing quite like the view and the feeling of eternity and content when water meets the sky and this is something you have in abundance in Sri Panwa. In fact, nearly everywhere you turn you will be greeted with this view. It means that their rooftop bar offerings are on top of the game here. Baba Nest is set on top of one of the resort's buildings with a wrap around infinity pool that surrounds the rooftop deck, overlooking 360 degrees panoramic views of the surrounding islands.

And for those yogis out there, the opportunity to take part in yoga lessons on top of the world in Baba Nest is not one to miss. In fact, Sri Panwa is a great place to stay if you like a combination of activity and relaxation. The resort is fully equipped with a gym and tennis courts, but you can also take part in a Muay Thai boxing class with a champion boxer.

The hospitality here is truly second to none. A Tuk Tuk will arrive at a moment's notice to whisk you off to anywhere – even within a few lazy feet – on the resort, but the staff will also be on hand to take you out to the old town for a day or a boat ride to the islands. An opportunity not to miss, in my eyes.

The old town of Phuket is a wonderful opportunity to forget about the modern world and immerse yourself within the colourful, vibrant and historic culture of the island. Meander down the higgledy piggledy backstreets, slowly browse the sights and smells of some of the best markets and take in the magnificence and the architecture of the temples.

We took a little stop off in one of the most well-known restaurants on the island, Raya, and were served up the most spectacular feast. With original, colonial style seating and the feeling of eating in someone's house, it is a great way to immerse yourself within the culture. The owner, Khun Kulab, is a keen restaurateur who is so popular, there are even orders coming in from as far away as Bangkok. But the food at Sri Panwa is quite the feast too, with 11 different restaurants and bars to choose from onsite – each very different.

From the dramatic scenery of the islands to the rich culture and traditional cuisine, combined perfectly with luxury resorts, you can see why people flock to this part of the world. Words don't do this place and its beautiful attack on the senses justice – it is simply a very special place. ■

PALATIAL PARADISE

There's no better time to visit Versailles than summer, the sun brings the palace into definition

Words RACHEL MANTOCK

The Palace of Versailles was always one of those historical greats that I admired from afar – and by afar I mean from Instagram. Of course, knowing that something is beautiful on a colossal scale and preparing for that fact doesn't mean your heart doesn't skip a beat once you see it in real life, stood before you like an intricately detailed, gigantic wedding cake.

By the time we'd completed a private guided tour of the interior, passing by more large paintings with bygone royalty in their fanciful attire, I decided that the palace and all its history was as close to a real-life fairy tale as you could get. And this surreal journey into the ins and outs of this iconic palace only got dreamier the next evening when we all dressed up for the opera in the palace's chapel, which looks exactly as I'd imagine heaven to look like – ornate gold, chalky white pillars and Michelangelo style cherubs dancing across the ceiling.

A vision of beauty in a striking yellow dress, we were all captivated by the first singer before she even began, but once she did, we were lulled into a trance like state that we didn't snap out of until the last applause sounded, as if each singer had evoked some sort of 14th century magic with their angelic voices.

Waking up every morning in my huge suite at the Trianon Palace Hotel, the majestic views outside my window made me feel like a modern day princess.

The majestic views outside my window made me feel like a princess

Lunching in the palace's new modern answer to royal dining, Ore Ducasse was like morphing into an elegant French woman for the day, enjoying small plates of foie gras and Marie Antoinette's favourite desserts.

Visiting the palace in the evening during festival season is a must, with fencing and dancing galore going on. It's the closest you'll ever get to viewing it as it was, with each participant in traditional dress, sauntering through the famous Hall of Mirrors, putting on a spectacle.

The stunning Palace of Versailles

After we happily got lost in maze-like gardens, the trip was brought to a glittering end with a firework show, and viewing the outside of the palace as the night floats in meant we saw it in a completely different magical light.

As I reclined in my comfy seat on the Eurostar's new fleet of trains, I realised Marie Antoinette is more than the person we've made her – witty, strong willed, and not just a pretty face we associate with all things French. r

A Eurostar journey from London to Paris starts from £29 one way. Overnight stays at Trianon Palace Hotel start from £253 on a room only basis

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Lunch can also be taken in the Dame Susan Restaurant in the main Morden College Grade I-listed building. Guests can be accommodated at a small charge.

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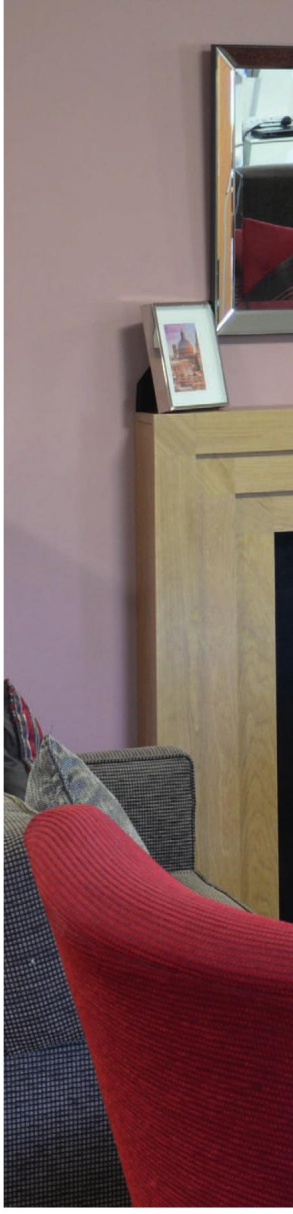

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IN THE SPOTLIGHT

Behind the scenes at an expanding performing arts school in Dulwich

Words MADELEINE HOWELL

Beverly Sizer set up the James Allen's Saturday School for the Performing Arts (Jasspa) at the girl's school in Dulwich in 1993. Since then, it's grown in leaps and bounds, welcoming children from across south London – including boys, as well as girls. The organisation is not private, or state, but is subsidised by the James Allens's Girls School (better known as JAGS), and is even able to offer bursaries and scholarships.

Jasspa provides contemporary dance, drama and music tuition in a friendly atmosphere. Around 500 pupils between the ages of four and 19 are able to take part in a wide array of specialist classes. Now, it's launching a new programme for September 2017. The Jasspa Youth Theatre is for 14 to 18-year-olds who are passionate about drama, but are facing exams towards the end of the school year. It runs from September to January only, and is set to be a welcome addition to a vibrant offering. When I catch up with Sizer, she tells me she is also eagerly awaiting the unveiling of a new 500 seat concert hall at the site in 2018.

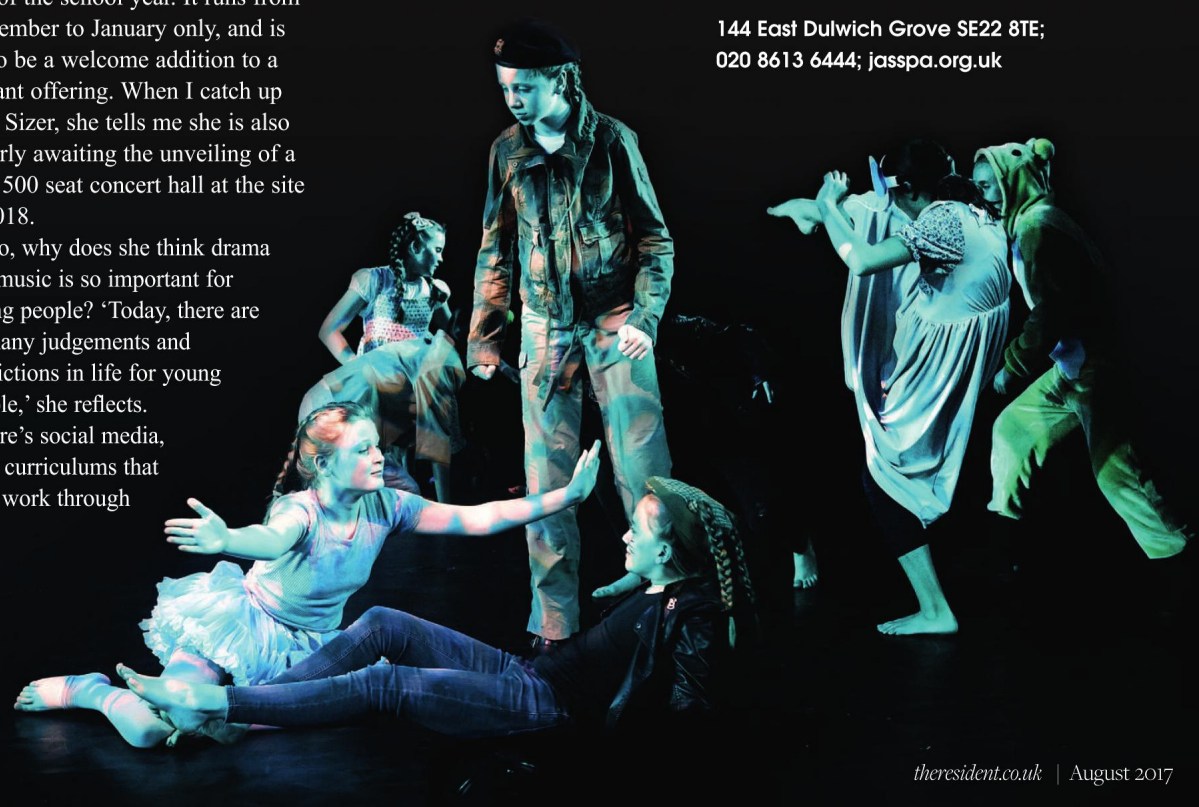
So, why does she think drama and music is so important for young people? 'Today, there are so many judgements and restrictions in life for young people,' she reflects. 'There's social media, tight curriculums that they work through every day – so on a Saturday, the pure thrill, fun and pleasure of doing something that's creative is really exciting. We're different to most other performing arts schools in that we're not exam-based.

'Instead, the children are put into age-appropriate groups and the core is in workshops, drawing on different skills and techniques. It requires concentration and commitment, but without too much pressure to pass an exam at the end of it. Instead, we put on shows. The beauty of that is that it allows so much freedom.'

Although contemporary dance has its roots in ballet and a certain amount of technique is required, expression and storytelling is an important part of the ethos. The school is lucky in terms of first-rate facilities, boasting a purpose built theatre and two dance studios complete with sprung floors and mirrors, while the staff themselves are top-notch directors and teachers.

In tandem is the South London Youth Orchestra, which explores music beyond the curriculum in an 'intensive, aspirational, but fun way – just to see where it could go'. Sizer emphasises, too, that organisations such as this are hugely important for individual personal development, but also for building friendships and engaging in team work. 'With SLYO you can expect life-long friendships, leadership and artistic collaboration,' she adds. 'Regular membership allows exciting and challenging repertoire to be explored and brings clear musical and social benefits.' At heart, it's an orchestral experience designed to nurture and train young musicians to be inspired players, which encourages them to perform to their highest abilities. It certainly hits the right notes for us. r

144 East Dulwich Grove SE22 8TE; 020 8613 6444; jasspa.org.uk



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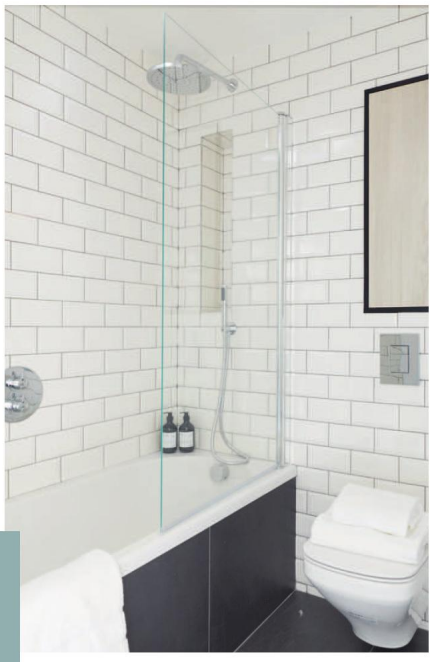

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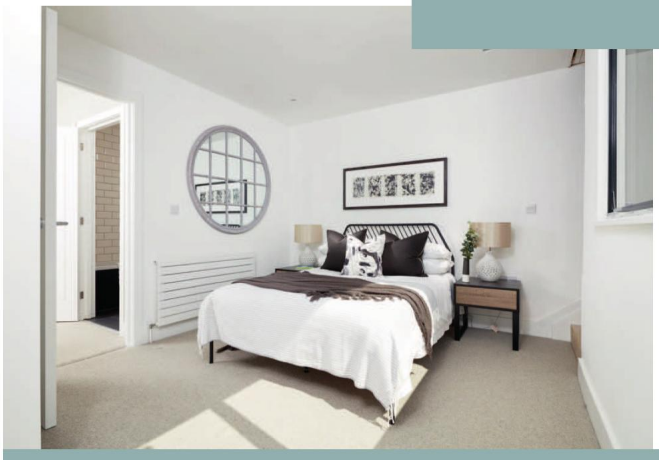

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Sales

Beckenham £2,250,000 F/H

Built in the late 1860s Oakhill House is a striking example of Victorian Gothic architecture with classic Gothic arches, a tower and weather vane giving a church look appearance. Located on a private road in central Beckenham, close to many of Beckenham's local amenities and is under half a mile from Beckenham Junction station. Energy Efficiency Rating F.

BECKENHAM 020 8663 4433

Bromley £1,850,000 F/H

Hampton Grange is an outstanding development of designer homes on the site formerly occupied by Holy Trinity College. Set within 10.5 acres of beautiful parkland, offering both tranquillity and convenience in a central urban location. This fantastic five double bedroom detached family home is finished to a very high specification throughout. Energy Efficiency Rating B.

BROMLEY 020 8315 5544

Lettings

Beckenham £2,250 PCM

Built in 2012 and offered unfurnished and available end of July is this spacious, modern three double bedroom, two bathroom end of terrace house. Located in a private gated development just 0.5 miles away from Beckenham Junction. Beckenham High Street is not too far away with its array of shops, bars, boutiques and restaurants. Energy Efficiency Rating B.

BECKENHAM 020 8663 4433

Bromley £4,000 PCM

Gated five bedroom, four bathroom detached house, located 0.3 miles to Bullers Wood school and just 0.6 miles to Chislehurst station. This family home is situated on a quiet close, located off Hillbrow private road. Bonus features include double garage and also annex/guest bedroom with en-suite shower room. Offered either furnished or unfurnished. Energy Efficiency Rating D.

BROMLEY 020 8315 5544

Sales

Chislehurst £1,395,000 F/H

Stunning five bedroom detached family home within close proximity to Elmstead Woods station. Having undergone an extensive program of refurbishment by the current owner, the property has been redesigned and finished to the highest standard throughout. The property is within close proximity to amenities and sought after Primary and Secondary schools. Energy Efficiency Rating E.

CHISLEHURST 020 8295 4900

Chelsfield Park £2,895,000 F/H

Impressive modern seven bedroom detached residence offering over 10,000 sq ft of luxury versatile accommodation in a serene setting located on the exclusive and private Chelsfield Park Estate. The plot measures approximately 0.7 acres and externally there are several terraces on different levels with far reaching views and mature trees offering seclusion. Energy Efficiency Rating C.

LOCKSBOTTOM 01689 882 988

Lettings

Bromley £3,500 PCM

Spacious five bedroom four bathroom detached house in a great residential location and measuring over 3,800 sq ft. Comprising large entrance reception, dining room and spacious sitting room leading to a conservatory. There is also a modern breakfast room with utility area, study and WC. Externally there is a large secluded garden, driveway and garage. Energy Efficiency Rating D.

CHISLEHURST 020 8295 4900

Locksbottom £1,250 PCM

Brand new and ready for occupancy. An impressive ground floor one bedroom garden flat set within a beautiful locally listed restored mansion house. Standing in private grounds in a quiet residential location, the property benefits from a private garden and allocated parking. The local area offers easy access to both Orpington and Locksbottom high streets. Energy Efficiency Rating C.

LOCKSBOTTOM 01689 882 988

LANGFORD RUSSELL
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Sales

Orpington £1,250,000 F/H

Occupying a generous plot on one of Orpington's finest tree-lined roads in the sought after 'Knoll Area'. This elegant 1930s house has been extended and upgraded to a high specification and boasts an impressive 2,698 sq ft of living accommodation. With local amenities and transport links close by, this five bedroom property will make an ideal family home. Energy Efficiency Rating D.

ORPINGTON 01689 661 400

Shirley Hills £1,375,000 F/H

Fabulous, extended seven bedroom, four reception room, detached family home, offering 3,344 sq ft of beautifully proportioned and well-presented living accommodation with the garden backing onto Shirley Park Golf Course. Positioned on one of Shirley Hills prime roads with several excellent schools close by. Energy Efficiency Rating E.

WEST WICKHAM 020 8432 7373

Lettings

Oprington £3,500 PCM

Spectacular five/six bedroom detached house arranged over four floors and situated just 0.3 miles from Orpington station in the sought after 'Knoll Area'. Further benefits to this truly beautiful home include off-street parking, garage and flexible living accommodation. Offered furnished or unfurnished and available October 2017. Energy Efficiency Rating D.

ORPINGTON 01689 661 400

Keston £2,250 PCM

Stunning three bedroom house for rent in Keston. The property is presented in excellent condition and has three large reception rooms, lovely rear garden, off-street parking and garage. Situated in catchment for the very popular Keston Primary School, you would not want to miss out on this rare opportunity. Available now and offered unfurnished. Energy Efficiency Rating E.

WEST WICKHAM 020 8432 7373

Charles Eden
ESTATE AGENTS

sales@charleseden.co.uk
www.charleseden.co.uk

A spacious extended detached 4 bed Derby built house in a central location close to Beckenham Town Centre and only 2/3rds of a mile from Beckenham Junction Station/ Tram Stop. Although in need of some updating the flexible accommodation makes a great family home.
NO CHAIN
EPC Rating D

BECKENHAM **£925,000**

A rare opportunity to purchase a well presented 3 bed End Terrace House which offers a combination of modern living with period character. It is situated in one of the most popular roads in Beckenham with all the charm of a bygone era and well located being half a mile from Beckenham Town Centre and Beckenham Junction Station.
EPC Rating F

BECKENHAM **£625,000**

A spacious top (2nd) floor conversion flat in a brilliantly convenient location for Beckenham Town Centre (0.1 mile), The Spa Leisure Centre (0.25 mile) and Beckenham Junction Station/Tram Stop, which is approximately 0.5 mile. 2 double bedrooms, large reception room, kitchen/ dining room, bathroom/wc. Garage, gas CH and double glazing. NO CHAIN EPC Rating F

BECKENHAM **£400,000**

1st time buyers/Investors
Superbly presented 2 Bed Ground Floor apartment is a commuters dream being just a few hundred yards from Elmers End Station. The property comprises lounge/diining rm, fitted kitchen, gas central heating, double glazing and allocated parking.
EPC Rating B

BECKENHAM **£335,000**

This period style three double bedroom halls adjoining semi detached house is situated in a popular road less than a quarter of a mile from Birkbeck Station and Tram Stop. It has two reception rooms, fitted kitchen/breakfast room, cloaks/wc, first floor bathroom/wc, garden, off road parking, gas fired central heating and double glazing.
EPC Rating E

BECKENHAM **£660,000**

A 2 bed First Floor apartment with south facing balcony around 1/3 mile from Beckenham High Street passing Kelsey Park en route. 19ft reception, fitted kitchen, bathroom, separate wc, garage en bloc.
NO CHAIN
EPC Rating D

BECKENHAM **£375,000**

Originally 2 dwellings and a small shop this is a quirky and characterful end of terraced cottage in a particularly sought after location. With 2/3 bedrooms, an upstairs bathroom and generous largely open plan living accommodation.
NO CHAIN
EPC Rating D

BECKENHAM **OFFERS IN THE REGION OF £550,000**

This spacious one bedroom, ground floor flat with private terrace is situated less than half a mile from Beckenham Junction Station and High Street. Also has lounge/diner with patio doors to a private terrace, fitted kitchen, a bathroom/wc, garage, gas fired central heating, double glazing and share of freehold.
EPC Rating D

BECKENHAM **£298,500**

Charles Eden are pleased to offer this three bedroom family home located in a sought after road just over half a mile from Clock House & Elmers End Stations. 2 receptions, fitted kitchen, upstairs bathroom and separate WC. With gas central heating, double glazing, a pleasant 60ft garden and off road parking this is one to view.
EPC Rating D

BECKENHAM **£525,000**

kallars

AN INNOVATIVE APPROACH TO PROPERTY

Breakspears Road, Brockley, SE4 £1,250,000

5 Beds 2 Baths 2 Receps

Kallars Property Agents are delighted to present this immaculate semi-detached home, set within one of the most desirable roads in the heart of the Brockley Conservation Area. Offering neutral decoration and superb proportions throughout.

Breakspears Road, Brockley, SE4 £1,300,000

5 Beds 3 Baths 2 Receps

Looking for an absolutely spectacular home in a phenomenal location? Look no further. Kallars are over the moon to present this delightful four bedroom semi-detached home with a one bedroom side annex attached.

Marlow Court, Deptford, SE8 £370,000

1 Bed 1 Bath 1 Recep

Overlooking the picturesque green space of McMillan Street Gardens, Kallars are delighted to offer this absolutely stunning one bedroom apartment in a new development, just a stone's throw away from the amenities of Greenwich and Deptford.

The Drakes, Deptford, SE8 £370,000

1 Bed 1 Bath 1 Recep

Situated on the first floor of this well maintained modern block, Kallars are pleased to present this luxury one bedroom flat. The Drakes are located on a popular road in the heart of the Deptford regeneration area.

315 Brockley Road, London, SE4 2QZ | 020 8692 9533 | admin@kallars.com | www.kallars.com

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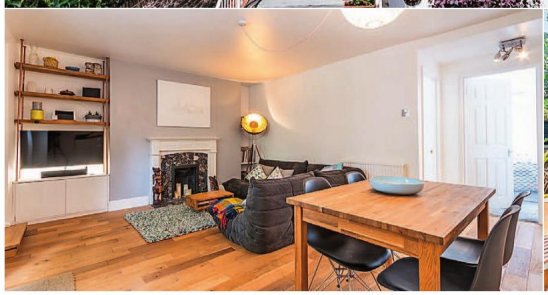
O.I.R.O £569,999 Leasehold

Manor Avenue, SE4

- Two Double Bedrooms
- Private 50ft West Facing Rear Garden
- Newly Re-Furbished Maisonette
- Chain Free

Situated in the heart of the vibrant Brockley conservation area, on a delightful tree lined street, this recently refurbished ground floor Victorian conversion maisonette boasts its own private front entrance and a private 50ft west facing rear garden.



£890,000 Freehold

Revelon Road, SE4

- Four Double Bedrooms
- Newly Renovated
- Approx. 1500sq.ft
- Chain Free

Recently renovated to the highest specification, this four double bedroom mid-terraced Edwardian house is located on a quiet residential street close to the heart of Brockley. This extended family home boasts approx. 1500sq.ft of flexible living accommodation spread over three floors.

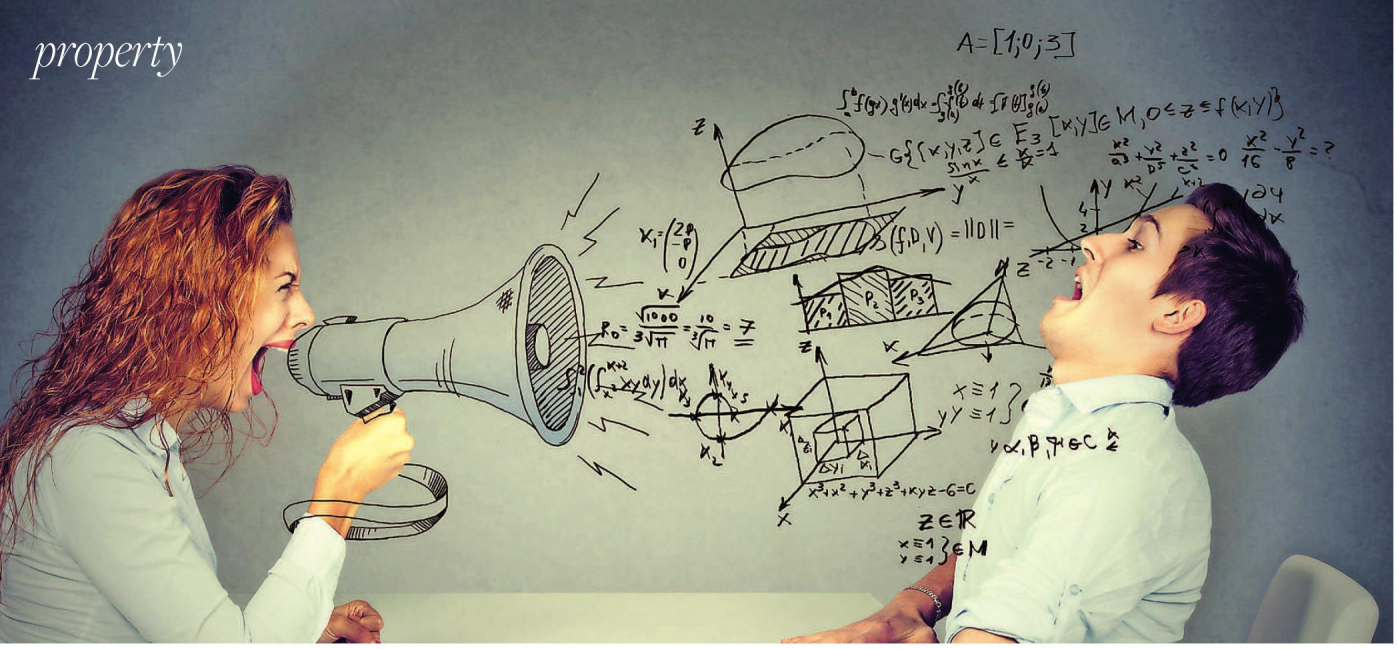
£745,000 Freehold

Algernon Road, SE13

- Close To Ladywell Village
- South Westerly Facing Garden
- Newly Renovated
- High Spec Finish

Completely renovated 3 bedroom mid-terrace house situated on a popular residential street in Ladywell. This thoughtfully designed family home is well-proportioned and offers bright & spacious living accommodation throughout. With a high-spec finish, this impressive property has the added bonus of being sold chain free.

The Property Ombudsman TDS rightmove Zoopla.co.uk Find a Property.com



PUSHING *the* CASE

How persistent should a financial adviser be? Sterling & Law's Akwasi Duodu considers the question

I don't like the word 'pushy', that's why I use 'persistent' instead. Pushy has unpleasant overtones, like the timeshare salesman we met in Tenerife who just wouldn't give up until we'd signed on the dotted line. Mainly driven by commission, we knew he would be counting his money before we'd walked out the door.

Persistent is somewhat different. I like to think that most financial advisers try to get their clients to do good things, like insure their life, or set up a pension, or make sure their mortgage is protected. Granted, we get paid when the business is done. But, generally, a financial adviser would be recommending something that could change the life of a client or his loved ones for the better. Aren't we therefore duty-bound to ensure that we see the advice through to its conclusion?

The dog-with-a-bone adviser: This adviser won't take no for an answer, and this approach works with some clients. The dog-with-a-bone adviser has a meeting with a young gentleman who has no pension arrangements whatsoever. He recommends a pension plan, but the client wishes to go away and think about it. The dog-with-a-bone adviser wants to get the business done there and then. He believes in his recommendation. He has explained all its features and benefits. What on earth could there be to think about? In the end, the client just wants to get away from him. He is so put off by the experience that he never seeks financial advice again. Ten years go by and he still has no retirement provision.

The laid-back adviser: This adviser doesn't like to push his clients. He prefers to present and then wait for the client to purchase. Some of his clients like this approach for there is never any pressure. In most cases, however, he fails to close the business. On this occasion, he convinces his clients to consider purchasing life insurance, as they have dependent children. The clients think it is a good idea; however, with the pressing matters of everyday life to think about, forget all about it almost as soon as they have finished the meeting. The laid-back adviser waits to hear back from them. When he hears nothing, he assumes they don't want it and can't bring himself to push them. The family remain uninsured and financially exposed.

The assertive adviser: The assertive adviser starts off by asking the client what makes them tick in the decision-making process. Do they need to be pushed or are they good at making decisions? Are they able to make decisions on their own or do they need to refer to spouse, mum or dad? He then tries to strike a balance between being firm and being flexible. Firm when there is evidence of potential financial exposure, yet flexible enough in his approach to ensure that clients feel comfortable. Firm enough to chase clients when they need to be, yet sensible enough to know when it is a lost cause.

That would be my approach. Ultimately, good sound financial advice should speak for itself, and clients will make their own decisions. Nonetheless, a gentle nudge sometimes helps and that gentle nudge could change someone's life for the better. r

sterlingandlaw.com; 020 7291 4567

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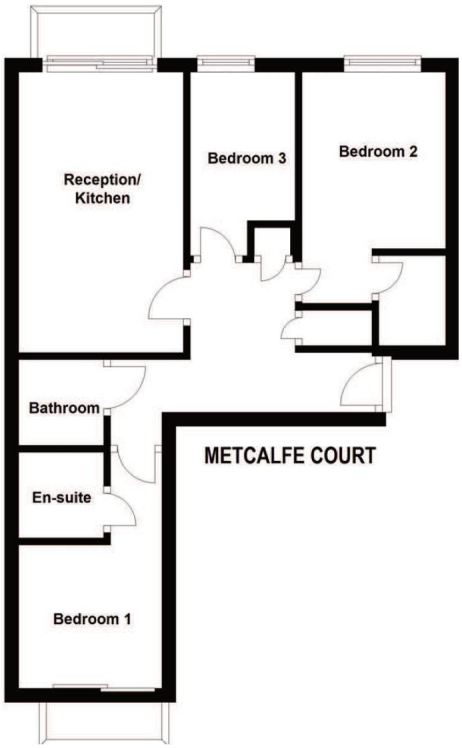
Property Brokers



METCALFE COURT, NORTH GREENWICH, SE10 £590,000

SPECTACULAR THREE BEDROOM APARTMENT IN NORTH GREENWICH

- Fabulous Three Bedroom Apartment
- Two Ensuites
- Open Plan to the Kitchen
- South East Facing Balcony
- Car Parking
- Circa 916 Sq Ft

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Castlewood Drive — OIEO £450,000

A beautifully presented four bedroom house benefiting from an open plan living/diner/kitchen plus a conservatory and garage to the rear. This is a popular location conveniently positioned for walks to the nearby Castle Wood and Severndroog Castle. EPC Rating - D

Contact Marcus or Tiffany on 020 8859 9600

New Cross Road — £420,000

A fantastic opportunity to acquire this large two double bedroom first floor flat perfectly located for local amenities and transport links. The flat neighbours the ever desirable Telegraph Hill Conservation Area and is a must see. EPC Rating - C

Contact Ben Small on 020 7647 7711

Hither Green, SE13 — £775,000 - £800,000

A charming four bedroom property close to Hither Green Train station, the award winning Mountsfield Park and to the outstanding Ofsted rated Brindishe Green School. EPC Rating - TBC

Contact Dan Catley 0208 297 8777

Abbotshall Road — £1650 pcm fees apply

Robinson Jackson are pleased to offer this fantastic modern three bedroom furnished house with large gardens close to amenities and all transport links. RATING: 61-80 / 57-78

Contact South London Lettings on 0208 698 1234

Catford 020 8698 1234 | Lewisham 020 8297 8777 | Eltham 020 8859 9600 | New Cross 020 7647 7711

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Our service will **move** you

Local experts for: Brockley, Catford, Eltham, Forest Hill, Hither Green, Kidbrooke, Lee, Lewisham, Mottingham, New Cross

Canadian Avenue, SE6

£550,000- £575,000

EPC Rating - E

Contact Scott Fletcher on 0208 698 1234

Located in one of the best roads in Catford is this stunning split level five-bedroom conversion flat. Forming part of a beautiful red brick semidetached house. Occupying the first and second floor of a substantial period house. Large kitchen breakfast room, opening onto gorgeous living room. Annex in garden. Off street parking.

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London. The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events.

Valuations | Sales | Mortgages | Conveyancing | Lettings

Grierson Rd SE23

£850,000

A stunning, 4 bedroom period house extended at the back and into the loft.

EPC D

Montacute Rd SE6 £950,000

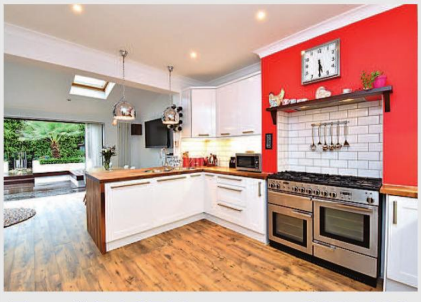
A beautiful, 4 bedroom period house close to Ladywell station.

EPC E

Cranston Rd SE23 £899.995

A spacious, 5 bedroom period house with a 70' rear garden.

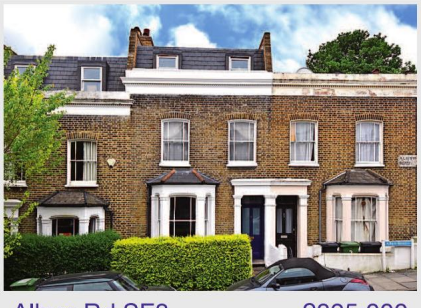
EPC D



Tatnell Rd SE23 £875,000

Located in the heart of Honor Oak Park is this fabulous, 4 bedroom family home.

EPC D



Albyn Rd SE8 £825,000

This charming, 4 bedroom house is located in the St John's Conservation area.

EPC E

Brockley Rise SE23 £825,000

This lovely, 4 bedroom period house offers ample living space for a family.

EPC D

Duncombe Hill SE23 £550,000

At around 1000 sq ft, this fine, 2 bedroom flat backs onto a private park.

EPC D

Forest Hill Office
Sales: 020 8291 9441

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ASSOCIATES
THE LETTING SPECIALIST

DEVONSHIRE DRIVE, GREENWICH, SE10
£3500 PCM 3 Bedroom House Unfurnished

Recently refurbished throughout to the highest of standards, this property must be seen to truly be appreciated. The property boasts a beautiful private walkway opening to a very large and private front and back garden area. Located just a short 5-minute walk from both the Deptford Bridge and Greenwich Mainline and DLR stations. EPC E

KIDBROOKE PARK ROAD, KIDBROOKE, SE3
£1600PCM 2 bedroom flat Fully Furnished

We are proud to offer this unique and newly refurbished 2-bedroom top floor flat in a beautiful house on Kidbrooke Park Road in Kidbrooke. Refurbished with care and inspiration the flat also boasts exposed woodwork and large windows throughout allowing for an abundance of natural sunlight, adding to its overall charm. EPC D

SOUTH STREET, GREENWICH, SE10
£1200 1 bedroom flat, Part Furnished

Ready for immediate move in, this one bedroom 1st floor flat is centrally located in Greenwich offering effortless access to of Greenwich Mainline and DLR stations, as well as the variety of local shops, restaurants, museums and many other amenities Greenwich has to offer. EPC C

HONOR OAK PARK, FOREST HILL, SE23
£1300 PCM 2 bedroom flat, Unfurnished

Oliver Field Associates are pleased to present this very good sized, 2-bedroom top floor flat situated just a 2-minute walk from the Honor Oak Park Mainline station. In addition to an excellent location in terms of travel links the flat also offers magnificent views of the City of London. EPC D

THE NIGHT RIDERS

Night tubes are giving home buyers new options in the capital

Words FIONA BRANDHORST

Night owls who like to party could be sitting pretty if they own a property near one of London's night tubes. Central and Victoria line tubes started running round the clock on Friday and Saturday nights a year ago this month, and according to Savills property prices started to creep up as soon as the night tube idea was mooted. Jubilee, Piccadilly and Northern line night tubes now also traverse the capital north to south, east to west, with more tubes set to go nocturnal by 2021, providing potential growth opportunities for buyers of both new and pre-owned property.

'Confidence is starting to ripple out to outer markets with those seeking an urban village or suburban lifestyle causing strong price growth in these areas,' comments Robert McLaughlin, Sales Director at KFH. Its figures showed that the average London property price was £634,891 in Q1 2017. Buyers looking for a home in an 'urban village' are likely to pay £146,517 more than the average, while 'suburban' London buyers will pay 27 per cent less. KFH is selling a spacious one bedroom converted flat over the Crown and Anchor pub just off Chiswick High Road for £499,950. It's a short walk from Turnham Green on the Piccadilly line.

On the doorstep of White City on the Central line, design-conscious developer St James is launching a range of apartments at White City Living next month. It's a significant residential development acting as a keystone for this emerging prime west London community in Zone Two, less than 15 minutes to the West End. Prices are expected to start from £620,000 for a studio.

Hampstead Manor by Mount Anvil is in one of London's most exclusive suburbs, yet a short walk from Hampstead's all night tube. The collection of 125 one, two, three and four-bedroom apartments,

Pictured clockwise from top left: St James White City; The Onyx Apartments by Tayor Wimpey; Palfrey Place; Lendlease Futurehomes at Elephant Park; Hampstead Manor by Mount Anvil

townhouses and detached residences are priced from £747,500. The four bedroom Skeel Library centerpiece has been restored as a single residence across four floors combining over a century of history and a wealth of contemporary features totaling 5,220 sq ft of living accommodation, priced at £7.95m.

A choice of Victoria or Piccadilly night tubes as well as high-speed rail routes has seen King's Cross show strong growth in recent years with values continuing to perform well against more traditional prime locations including Belgravia and Knightsbridge. The Onyx Apartments are a striking collection of 117 one, two and three-bedroom homes by Taylor Wimpey Central London, on the picturesque Regent's Canal, forming a significant addition to the area's residential landscape. Residents benefit from a 24-hour concierge service and an exclusive roof terrace on the 9th floor. Prices start from £750,000.

The first homes built to the ultra-low energy standards of Passivhaus in Zone One and close to the night tube at Southwark are the Lendlease Futurehomes at Elephant Park. Each of the 15 Victorian-style three and four bedroom townhouses has second-floor terraces or balconies overlooking private courtyards and communal landscaped gardens planted with 1,000 trees. Recent research from Savills suggests buyers are willing to pay a 4.1 per cent premium for a Victorian home in central London.

Jonathan Emery, Managing Director of Property, Europe, at Lendlease comments: 'This is an opportunity for eco-conscious consumers who want a home that reduces its impact on the environment, without compromising on comfort, design or location.' Each home has a constant supply of clean, fresh air with an advanced filtration system removing pollen, dust and smoke. Prices start from £1.4m.

While the Northern line often gets a bad press from commuters, its night riders are impressed. Clapham North and Stockwell tube stations are a short walk away from 330 Clapham Road, a range of apartments and houses by Notting Hill Sales. Prices start from £475,000.

House-hunters who like hedging their bets will take to Palfrey Place within walking distance of both Vauxhall and Oval Zones One and Two tubes. The 3,088 sq ft, three bedroom, three bathroom maisonette has a vast open plan kitchen/dining area plus a TV room, study and patio, for sale with Hamptons International for £1.7m. ■

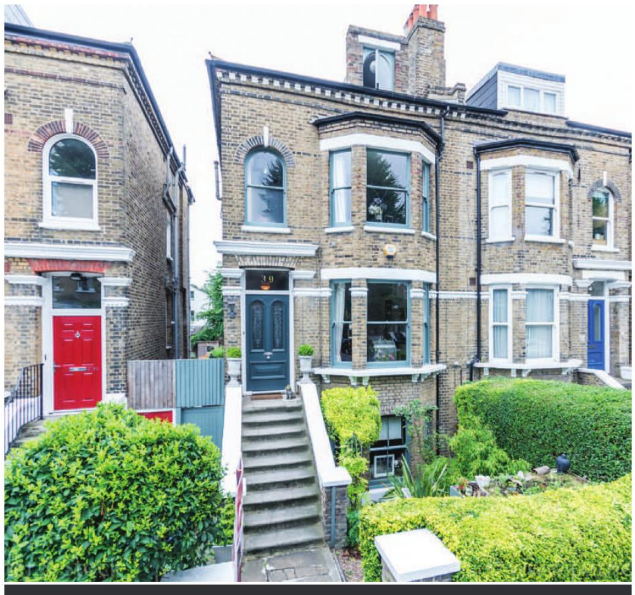
A *FRESH* APPROACH TO ESTATE AGENCY

MOUNT ASH ROAD, SE26 — ***OIEO £800,000***

This charmer of a house sits on a quiet and adored residential street in Upper Sydenham. It is laid out over three floors with three double bedrooms a big and beautiful bathroom plus a downstairs shower room and a neat rear garden. Tremendous views from the second floor while a 22 foot garden will impress - it's a tranquil space in which to unwind.

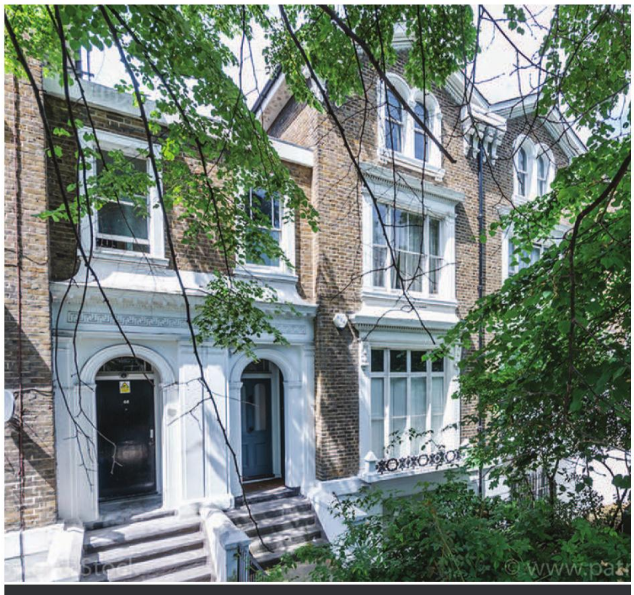
PECKHAM RYE, SE15 — ***£1,325,000***

Take a deep breath – you may have just found the one. Offering over 2000 square feet of space, this splendid Victorian house sprawls over three floors to include two receptions, five bedrooms, a cellar, two bathrooms and a detached garage with immediate access into the garden. There are direct views over Peckham Rye park from the master bedroom and a breath-taking second floor bedroom.



BARRY ROAD, SE22 — ***£1,750,000***

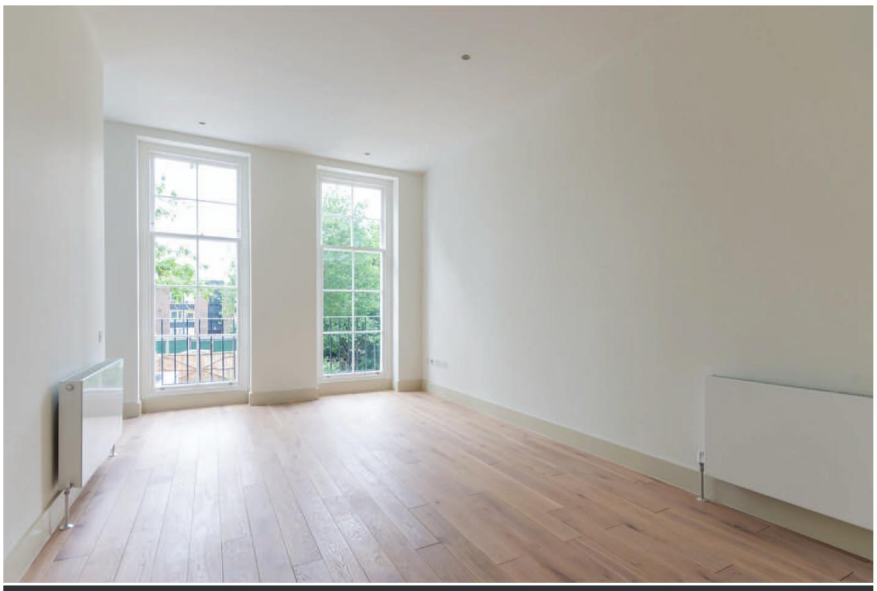
Rare to the market, this elegant property is set back from the road, behind a sizeable front garden with its own topiary peacock, wisteria and living-roof bike shed. Inside, the property boasts in excess of 2400 square feet of living space and is it a fantastic location being perfectly placed for Northcross Road Market and Peckham Rye Park, both being a couple of minutes' walk away.



TRAFALGAR AVENUE, SE15 — ***£1,325,000***

Georgian homes are known for their symmetry and proportion. These link-terraces are spread over four floors and have multiple reception rooms and the lower ground floors make ideal kitchen/diners. Period features are generous and include vast and gorgeous sash windows, fireplaces, solid fittings, high ceilings and impressive room sizes.

Wooster & Stock



CAMBERWELL GROVE, SE5 **FROM £375,000**

A selection of architect designed, newly-refurbished flats resting on the best street in Camberwell. There are a range of units from studio apartments to two bedroom flats, each designed with an eye for space, light and modern living. The Camberwell Grove Conservation Area boasts some of the finest Georgian, Regency, Victorian and Edwardian architecture in south London. Camberwell and East Dulwich are each walkable and Denmark Hill station will take care of the morning commute.

GROVE LANE, SE5 **£1,350,000**

This substantial, mid-terraced house is a good example of late 19th century architecture. Located on one of Camberwell's premier roads, the property has many original features and lots of space. Right at the top of the house is a super big bedroom - in all you have five bedrooms, two reception and two bathrooms. It's a wonderful family house in a lovely setting. Sitting within the Camberwell Grove Conservation area, Grove Lane offers a marvellously eclectic mix of period homes.

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sales@woosterstock.co.uk
020 7952 0595

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PROPERTY *NEWS*

The latest from the SE London market

Warm welcome

Find out more about the Greenwich market

Conran Estates are hosting a special Coffee Morning at their office for their Greenwich neighbours. This is the ideal time to have any property related questions answered in a relaxed environment by their local property experts.

Doug Norris will be assisted by branch partner Tamer Alcici, who have over 40 years' experience of the Greenwich market.

So pop down on Friday 28 July from 8am, have your questions answered, meet some other locals and grab yourself a free take-away coffee (or tea) on them.

If you can't make it then they would still love to make you a coffee so call them on 020 8312 8312 and they can book a more convenient time to meet.

Please RSVP if you wish to attend, so they can ensure they have enough hot drinks on the go!

Above: Tamer Alcici
Left: Doug Norris

To find out more please call 020 8312 8312 or email greenwich@conranestates.co.uk

LIFE IN MANHATTAN

Telford Homes has opened a brand new show home and sales suite at Manhattan Plaza, its latest landmark development located between Canary Wharf and Poplar in east London, E14. Designed by London interior designers Honky, the show home is a stylish dual level three-bedroom townhouse displaying the high-specifications offered throughout the rest of the development. It includes bespoke furniture, and a contemporary kitchen by designer Urban Myth, complementing sleek stainless-steel appliances, stone worktops and handle-less fitted units.

The main living space features a mirrored and timber bespoke joinery wall unit, which is styled as a bar and media stand to accommodate cosmopolitan living. The master bedroom showcases a feature headboard wall with bronze mirror, adding an element of luxury offset by statement lighting, which continues across the first floor. All bathrooms are equipped with contemporary ceramic tiling, fitted cabinetry with chrome fixtures, as well as a spacious walk-in shower enclosure and bath.

Prices start from £680,000 for a two-bedroom apartment. For more visit telfordhomes.london; 020 3538 9273

YARDS AHEAD

Station Yard is a collection of five luxury new build four-storey, four-bedroom townhouses that have an outstanding level of energy efficiency throughout, paired with sophisticated and ahead of the curve technology. The eco technology used in these homes has been developed by the Swedish company NIBE, and can help residents reduce their energy consumption by 50% and therefore vastly saving on utility bill costs. Some key eco features of the development include: state of the art air-source heat pumps designed by NIBE; solar heating panels to roof reduce water heating energy costs; and energy efficient water underfloor heating to basement and ground floor.

Prices start from £500,000. This development is being jointly marketed by Winkworth Dulwich and BNP Paribas. For more information call Winkworth on 020 8299 2722

QUITE THE VIEW

The Panoramic Collection at Cedarwood Square is the latest collection of one to three bedroom apartments to launch at The Timberyard, Deptford – a major mixed-use development of an old industrial site by sustainable developer, Lendlease. The collection forms part of Cedarwood Square – some 203 new homes at the heart of this up-and-coming residential quarter in London Travel Zone Two. Each home within The Panoramic Collection has been thoughtfully designed to offer water, city or park views, featuring light and spacious open-plan living spaces, green and brown roofs, and accessible walkways and cycle paths to ensure a secure and friendly place to live, work and enjoy.

For more information visit homesbylendlease.co.uk/deptford

THE ELEPHANT IN THE ROOM

Spanning 22 acres, and featuring a major new two-acre public park for the whole community to enjoy, Elephant Park is creating a new green neighbourhood in the heart of the Elephant & Castle regeneration area in Zone 1. Almost half the site is dedicated to new pedestrian friendly streets, parks and open spaces. It will provide almost 2,500 homes, as well as a vibrant central shopping street including over 50 new shops, restaurants, cafés and bars.

For more information visit elephantpark.co.uk

Lordship Lane, Dulwich, SE22 8NE

£900,000 Freehold

116.52 sq m (1255 sq ft). With huge potential, this three bedroom mid terraced period property offers two separate reception rooms, fitted kitchen and scope to extend to rear and create a further bedroom to the loft, subject to the usual consents. This property boasts a large front garden, but unusually has the benefit of backing onto Court Lane with rear gated access and off street parking and still maintaining a good sized west facing rear garden. Set within minutes of Dulwich Park, easy walk to Dulwich Village and Lordship Lanes, library and wide range of shops, café bars and restaurants. There are regular busses to Central London on Lordship Lane, East, North Dulwich and Forest Hill stations are within walking distance.

OnTheMarket.com

Crystal Palace Road, Dulwich, SE22 9JH

£450,000 Leasehold

PROPERTY IN .com

49.51 sq m (533 sq ft). Well-presented and characterful two bedroom conversion flat. Set on the first floor of this corner aspect property the flat is light and bright throughout with both a double and large single bedroom, modern bathroom and modern fitted kitchen. The rear lounge has a high vaulted ceiling with two Velux windows and further sash window to the rear. The building is managed by the residents and maintenance is low, averaging £200 to £500 per annum, building insurance is £485.73 per annum, plus ground rent is £250 per annum. Only a stone's throw from the shops on Lordship Lane this flat is ideally located for anyone wishing to have all conveniences directly at hand. East Dulwich station is less than a ten-minute walk away providing links to London Bridge (10 minute journey).

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com • www.propertyin.com

Dunoon Road, Forest Hill, SE23 3TF

£2,000 per month

NO TENANT REFERENCING FEES OR ADMIN FEES. Available 22nd August. 114.5 sq metres (1233 sq ft.) Modern spacious town house set over three floors with a modern fitted kitchen and bathroom and double-glazed throughout. There is an open plan dining room kitchen and conservatory and a useful fourth bedroom to the ground floor with bedroom three and lounge to the first floor and three further bedrooms and bathroom to the top floor. Outside, there is a private rear patio and off street parking. Ideal for a family and very close to Fairlawn Primary school. Set less than a ten minute walk to Forest Hill BR station which offers a 17 minute journey to London Bridge. Unfurnished.

OnTheMarket.com

Hansler Road, Dulwich, SE22 9DJ

£3,200 per month

PROPERTY IN .com

159.51 sq m (1717 sq ft). Available 23rd June. Stunning recently refurbished five double bedroom Victorian freehold house. This high quality and thoughtful layout offers an interconnecting lounge/dining room, extended to the side a fantastic family kitchen, well fitted and with bi-fold doors to the private landscaped south facing rear garden. There are two luxury bathrooms, the featured top landing has full length glazed architectural skylight. Five double bedrooms and traditional sash windows to the front. Set just off Lordship Lane less than 10 minutes' walk to East Dulwich station. (11- minute journey to London Bridge). Unfurnished.

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CENTURY *in the* MAKING

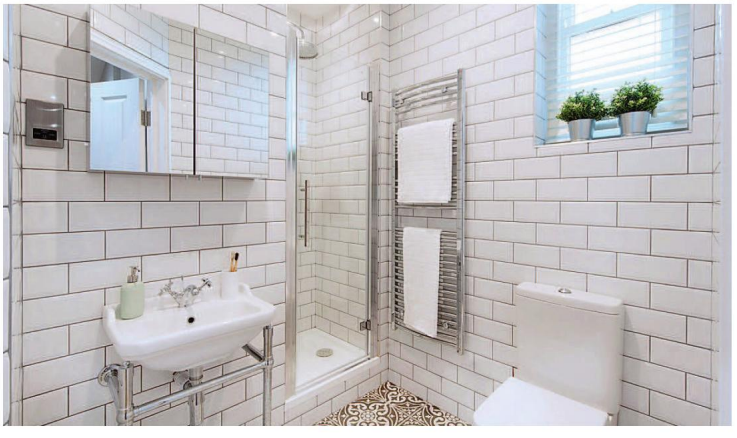
How The David Greig Building in Market Street, Bromley, has been reborn

When it was first built in 1912, The David Greig Building was described as the grandest Edwardian commercial building in the borough. Part of the Greig's retail empire, which numbered 220 stores in its heyday, this Neo Baroque landmark has been reborn to offer a collection of just six stunning apartments.

In returning this locally listed building to its former glory, original features such as the spiralling enamel tiled stairwell and ornate exterior stonework have been lovingly restored. Marrying these artisan details with the very best of modern design and heritage inspired details has created homes that are as characterful as they are stylish.

The development's town centre location puts everything you could ask for quite literally on your doorstep, including superb transport links to central London. The Glades will satisfy both your wardrobe and appetite with some 135 shops and restaurants – ranging from H&M, Timberland and Zara to Carluccio's and Byron. The rest of the town centre offers even more retail therapy, not to mention the culinary delights of Tamasha, Aqua and Franco Manca, an array of bars and the coffee connoisseurs, Ginger & Bean.

Greenery is also something that's in abundance. A few minute's walk just behind the Churchill Theatre – which showcases an array of theatre, comedy and musical performances – are the picturesque Church House Gardens and Bromley Park. Travel a bit further and there are plenty of other green spaces to explore, the grounds of Bromley Palace being a particular highlight. Or if you prefer to get your exercise indoors, there's the Pavilion Centre's pool and fitness suite. r



For more information, contact Sinclair Hammelton on 020 8464 5566 or visit sinclairhammelton.co.uk

pickwick estates

MOUNT ASH ROAD, SE26

£895,000

Prepare to be amazed by this exceptional 4 bedroom (3 double bedrooms with a study/nursery) early Victorian family home located on this popular, friendly cul-de-sac, which is close to an 'Outstanding' Ofstead rated primary school and within walking distance of three mainline train stations - Forest Hill, Sydenham, and Sydenham Hill. The whole street is lined by these attractive terraced houses, however this one in particular has been architecturally redesigned and extended to create an abundance of well-proportioned living space set over three floors. The vendors have also completely redecorated before coming on the market to create a stylish and immaculate interior that is literally ready to move into!

Honor Oak Park Office 020 3397 1166

ST AIDANS ROAD, SE22

£875,000

A lovely four bedroom, mid terrace, family house in quiet residential road. Neutrally decorated throughout, with a mix of period features and modern fittings. Downstairs there's a bright through reception / dining room, leading on to a fully fitted modern kitchen with double doors leading out to the well maintained sunny garden. Upstairs there are three double bedrooms and a further single/study/nursery room, plus two very nice bathrooms, one en suite. Nearby you have a great selection of local shops, bars and restaurants, sought after schools and bus and train links to central London. Peckham Rye park is across the road and it's just a few mins walk to Lordship Lane. A wonderful family home. Council Tax Band D.

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External photography depicts The Pembroke, The Canonbury and The Portman house types at London Square Orpington. Internal photography depicts the master bedroom and living room of The Canonbury Show Home at London Square Orpington and are indicative only. *Choices available dependent on stage of construction. Travel time sourced from National Rail Enquiries. Details and prices are correct at time of going to press, July 2017.

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£725,000
Brockley 020 3906 1925

Overcliff Road SE13
This superb Victorian extended five bedroom house set over three floors and situated in this popular residential road close to Hillyfields with excellent transport links. EPC D.
£950,000
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£650,000
Blackheath 020 8858 2555

Pepys Road SE14

Two Bedrooms | One Bathroom
One Reception | EPC Rating D

£1,600 PCM
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Furzefield Road SE3

Three Bedrooms | One Bathroom
One Reception | EPC Rating E

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CANONBIE ROAD SE23 £550,000

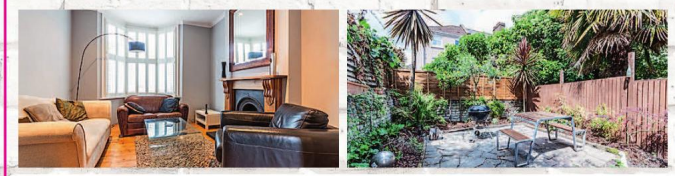
A fabulous three double bedroom ground floor maisonette with its own patio & garden. Go through the front door and you will note that the property has solid, crafted wood flooring throughout with beautiful inlay detailing and opens into a spacious open-plan living room/kitchen.

HURSTBOURNE ROAD SE23 £474,950

Gorgeous one double, one single bed period flat located on the top floor of an elegant Victorian property. The roomy hallway has funky stainless steel banisters and stripped wood posts and the kitchen is large enough for a table and chairs.

EAST DULWICH MEWS SE22 £1,400 PCM

A superb one double bedroom top (2nd) floor apartment in a small popular residential block facing Goose Green. The flat comes with a brand new fitted kitchen, LED lighting throughout, electric storage heating, great views and its' own parking space.



ADA ROAD SE5 £2,100 PCM

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that make life interesting" *Mr Roy Brooks, 1959*

Alleyn Park, SE21 £1,600,000

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Consort Road SE15 £850,000

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Catherine Grove, SE10

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Price £675,000 L/H

- 2 Bedrooms
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- 1 Reception
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Glenluce Road, SE3

Beautifully presented Edwardian semi-detached house situated on a popular road in Westcombe Park.

Price £1,575,000 F/H

- Five Bedrooms
- Two Bathrooms
- One Reception
- EER F

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John Payne
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Handen Road, SE12

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Guide Price £1,200,000 F/H

- Five Bedrooms
- One Bathroom
- Three Receptions
- EER G

Lee Office 020 8852 8633

Canary View, SE10

A stunning and spacious river facing apartment with panoramic views of the River Thames.

Guide Price £700,000 L/H

- Three Bedrooms
- Two Bathrooms
- One Reception
- EER B

East Greenwich 020 3846 1414

Coleraine Road, SE3

An elegant, characterful and gable fronted Victorian property currently arranged as two apartments.

Price £1,375,000 F/H

- Five Bedrooms
- Two Bathrooms
- Two Receptions
- EER E

Blackheath Village 020 8318 1311

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OnTheMarket.com

Highfield Close, SE13

Set within a modern development and close to Hither Green train station and local amenities.

£1,375 PCM

2 Bedrooms • 1 Bathroom • 1 Reception • EER G

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Annandale Road, SE10

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£2,850 PCM

4 Bedrooms • 3 Bathrooms • 2 Receptions • EER D

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Askham Lodge, SE12

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£925 PCM

1 Bedroom • 1 Bathroom • 1 Reception • EER C

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Leghorn Road, SE18

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£1,400 PCM

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Blackheath Standard 020 8858 6101

Shooters Hill Road, SE3

Stunning conversion flat, benefiting from allocated off street parking and a communal garden.

£1,995 PCM

3 Bedrooms • 1 Bathroom • 1 Reception • EER E

Blackheath Village 020 8318 1311

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Nelson Road, SE10

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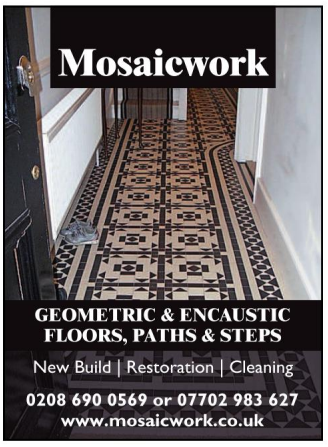

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